

NOTICE OF TERMINATION OF OCCUPANCY LICENSE PURSUANT TO EMPLOYMENT AGREEMENT

TO: (employee) _____, and
 all occupants of the premises known as:
 Street Address _____
 Apartment #: _____, Detached Garage #: _____, Storage Unit #: _____, in the City of _____,
 Zip Code _____, County of _____, State of Colorado, (the "Premises"). Pursuant to the Employee
 Agreement/License to Occupy between you and _____ (employer) and Colorado Revised Statute
 Sec. 8-4-123, your License to Occupy the Premises dated is hereby terminated. You are required to surrender and vacate the premises
 no later than midnight on the _____ (day) of _____ (month) 20____ (year).

You must surrender possession of the Premises on or before this date. If you receive certain Government Assistance you may be eligible for mediation see page 2, Note To Tenant - Right to Mediation.

Failure to vacate and surrender possession of the premises on or before the date listed above will result in the County Sheriff being notified to remove you from the Premises.

Employer / Agent for Employer	Date	Apartment Community or Employer Name

RETURN OF SERVICE:

If unable to make personal service on the first attempt you **must** make a **second** attempt at personal service on a separate day. If personal service is not completed after either attempt, you can then post this demand after the **second** attempt. The same person does not need to make both attempts.

Personal Service:

I served the foregoing Notice of Termination With Statutory Mediation Advisement to the above listed tenant(s) at the above listed address by handing it to a person identified to me as:
 Insert Tenant's Full Name _____ on _____ (date) at _____ (time)

Landlord/Agent for Landlord Signature: _____ Print: _____

Service by Posting:

Having failed to personally serve this Notice With Statutory Mediation Advisement on the first attempt on _____ (1st attempt date) at _____ (1st attempt time) I have made service of the foregoing demand by:

posting a copy of it in a conspicuous place at the above listed address on _____ (date) at _____ (time) after my 2nd unsuccessful attempt at service.

Landlord/Agent for Landlord Signature: _____ (1st attempt) Print: _____

Landlord/Agent for Landlord Signature: _____ (2nd attempt) Print: _____

Note to Tenant - Right to Mediation

To the Tenant(s): If you receive: • Supplemental Security Income; • Social Security Disability Insurance (SSDI); or • Cash Assistance through the Colorado Works Program, then you may have a right to mandatory mediation, at no cost to you before the landlord can start an eviction case in court. C.R.S. § 13-40-106(2). **If you receive assistance from one of the three listed programs, let the landlord know in writing immediately.**

GOVERNMENT ASSISTANCE AFFIDAVIT

INSTRUCTIONS: Complete when convenient. However, this affidavit must be completed prior to sending this Demand to Tschetter Sulzer.

I swear that the following is true:

1. I am the Landlord /Landlord's Agent of the rental property located at:

Insert the same Address for Tenant(s), that is on the start of the demand on page 1.

2. I am familiar with the rental property and the Tenant(s) listed in the foregoing Demand / Notice.

3. Check One:

- a. The Tenant(s) receives Assistance, and the Landlord and Tenant(s) participated in mandatory mediation and the mediation was unsuccessful.
- b. The Landlord and Tenant(s) did not participate in mandatory mediation because:
 - i. the Tenant(s) did not disclose or declined to disclose to the Landlord in writing, in response to a written inquiry from the Landlord requesting whether Tenant(s) receives Assistance.
 - ii. The Tenant(s) do not receive Assistance.
 - iii. The Landlord is a 501(c)(3) nonprofit organization that offers opportunities for mediation to residential tenants prior to filing a residential eviction in court.
 - iv. The Tenant(s) were notified of mediation and did not participate in the mediation.
 - v. The Tenant(s) waived the mediation.
 - vi. Landlord has five or fewer single-family rental homes and no more than five total rental units, including any single-family homes.

Attested to on this date _____, 20 ____.

Signature (Landlord / Agent for Landlord)

Print Name (Landlord / Agent for Landlord)