

John Smith

12345 Main Street, Springfield Co 81073 303-123-4567

DATE: 9/30/2020

RE: Roof Contract Cancellation

Dear Roofing Contractor,

I hereby notify you that I'm cancelling the contract we engaged in. After further consideration I've realized that I do not want you working on my property.

I have also become aware of Colorado SB12-038, the Residential Roofing Consumer Bill of Rights. According to this Colorado Statute the contract you presented me to sign is in violation of the law and therefore invalid. Some of the specific items required by law that you failed to put in the contract are:

1. The scope of work and material to be used for the new roof
2. The cost to do the roofing job and approximate dates of when the roof will be installed
3. Your address, phone number, and insurance company information must be listed on the contract
4. My right to cancel the contract within 72 hours must be written on the contract
5. Notice that the contractor cannot pay, waive, or in any other way cover the consumer's deductible if the roofing job is being paid from an insurance claim
6. Notice to the consumer that any money paid in advance will be held in a special trust account until the material is purchased
7. Notice to the consumer that if any part of the insurance claim is rescinded in whole or part by the insurance company that the consumer will have another 72-hour right of rescission to cancel the contract

I will also advise you that if you try to force me to use your services, I'm going to be the pickiest most difficult customer you have ever had. I will hire an Independent Roof Inspector to inspect the job in progress, and that they will be looking for perfection. If the Independent Roof inspector finds anything wrong, you will have fix any problems and will have the Fee for the Independent Roof Inspector taken out of your pay. I will also be in touch with the City Inspector, and make sure they do not pass the roof if anything is found wrong by my Independent Inspector.

Finally, after I make this long painful process for you, I'm going to take forever to pay.

I look forward to your confirmation of the cancellation of this deal.

John Smith
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Springfield, CO 81073