

COLORADO NOTICE TO QUIT

To: _____

If to the Tenant, this notice is directed towards all residents (tenants and subtenants) in possession and all other in possession

The premises herein referred to is located in the City of _____,
County of _____ State of Colorado, Zip Code _____ designated by
the number and street as _____
Apt. _____.

In accordance with your lease agreement signed on the ____ day of
_____, 20____ and the laws in the State of Colorado after service on
you of this notice, you are hereby required:

(Check Appropriate Box)

- LEASE VIOLATION -

- **NON-PAYMENT** - Within three (3) days you shall pay to the undersigned or
_____ an authorized agent, the rent of the premises hereinafter
described, of which you now hold possession amounting to the sum of:
_____ Dollars (\$_____) enumerated
as follows:

\$_____ Due from _____, 20____ To _____, 20____
or quit and deliver up the possession of the premises.

- **NON-COMPLIANCE** - Within three (3) days remedy the violation described as

This is in non-compliance with your lease agreement. You shall notify the landlord within
the notice period that the violation has been cured or quit and deliver the possession of the
premises.

- MONTH TO MONTH TENANCY -

- I am your Landlord and this is the Tenant's official notice that their lease shall be
terminated on the ____ day of _____, 20____. In accordance with § 13-40-
107, the required termination period is dependent upon the length of tenancy as follows:



1+ years: 91 days, **6-12 months:** 28 days, **1-6 months:** 21 days, **7 to 30 days:** 3 days, **less than 7 days:** 1 day.

- I am your Tenant and this is the Landlord's official notice that their lease shall be terminated on the ____ day of _____, 20____. In accordance with § 13-40-107, the required termination period is dependent upon the length of tenancy as follows: **1+ years:** 91 days, **6-12 months:** 28 days, **1-6 months:** 21 days, **7 to 30 days:** 3 days, **less than 7 days:** 1 day.

YOU ARE FURTHER NOTIFIED THAT the owner/landlord does hereby elect to declare that forfeiture of your lease or rental agreement under which you hold possession of the above described premises if you fail to perform or otherwise comply, will institute legal proceedings to recover rent and possession of said premises which would result in a judgment against you including costs and necessary disbursements together with possible statutory damages as allowed by law for such unlawful detention.

Landlord/Agent Signature _____

CERTIFICATE OF SERVICE

I certify that on the ____ day of _____, 20____ I served this notice to _____ by

- delivering it personally to the person in possession.
- delivering it on the premises to a member of his/her family or household or an employee of suitable age and discretion with a request that it be delivered to the person in possession.
- first-class mail addressed to the person in possession.

Signature _____

