

Notice to Terminate Tenancy

To: *(tenant's name)* _____ ☐ And any other occupants.

I'm issuing this notice pursuant to Colorado Revised Statutes (C.R.S.) section (§) 13-40-107.

1. Time to Vacate

The Owner terminates your tenancy of the premises described below as of

Date: _____

Time: _____

You must leave and surrender possession of the premises on or before then.

2. Description of Premises

Street Address: _____

City: _____ County: _____

Subdivision: _____ Lot: _____ Block: _____

Additional Description *(as needed)*

3. Cause for Termination *(check one)*

☐ **a) Nonrenewal of a Periodic Lease**

The periodic tenancy will end or the Owner will not renew a fixed-term tenancy:

Fixed Term Length *(check which applies)*

Notice Needed

- | | |
|--|---------|
| ☐ 1 Year or longer | 91 Days |
| ☐ 6 Months; but no more than 1 Year | 28 Days |
| ☐ 1 Month: but not more than 6 Months | 21 Days |
| ☐ 1 Week: but not more than 1 Month | 3 Days |
| ☐ Less than a Week | 1 Day |

☐ **b) Substantial Violation**

3 Days' Notice

The Owner is evicting you because of a substantial violation under C.R.S. § 13-40-107.5(3).

☐ **c) Repeat Violation**

10 Days' Notice

The Owner is evicting you because of a repeat lease violation.

Note which material lease term the Tenant violated and explain what happened:

This is a repeat violation of this lease term. I served a Demand for Compliance (*JDF 99 A*) detailing the prior violation on: (*enter service date*) _____

4. Signatures

Signature: (*Landlord/Property Manager*) _____

Dated: _____

Signature: (*Agent/Attorney*) _____

Dated: _____

5. Service Date

I certify that on (*service date*) _____

I served this Notice by: (*check one*)

- ☐ Leaving a true copy with: (*enter full name*) _____
- ☐ By posting it in a conspicuous place at the premises described above.

Print Name: _____

Signature: _____

Dated: _____