**COLORADO NOTICE TO QUIT**

Date: [MM/DD/YYYY]

To: [TENANT NAME(S)]

From: [LANDLORD / AGENT NAME]

Rental Address (the “Premises”):

Street: [RENTAL STREET ADDRESS] Unit #: [UNIT # (IF APPLICABLE)]

City: [RENTAL CITY] State: Colorado

In accordance with your lease agreement signed on [MM/DD/YYYY] and the laws mandated by the State of Colorado, the recipient of this notice is hereby required to do the following within [#] daysafter receiving said notice (check the appropriate box):

[ ]  - **NON-PAYMENT OF RENT**

Pay to the undersigned the rent for the Premises hereinafter described of which the total rent now due is (check all that apply):

[ ]  - Unpaid / Late Rent: $[AMOUNT]

[ ]  - Penalties / Late Fees: $[AMOUNT]

[ ]  - Other: $[AMOUNT]

**Total amount due:** $[TOTAL AMOUNT]

[ ]  - **LEASE / LAW VIOLATION**

[ ]  - Remedy the violation, described as: [LEASE VIOLATION].

You shall notify the landlord within the notice period that the violation has been cured OR quit and deliver possession of the Premises.

[ ]  - Quit and deliver possession of the Premises due to an illegal act committed on the Premises consisting of [LAW VIOLATION] ; therefore, your tenancy is hereby **terminated**.

[ ]  - **MONTH-TO-MONTH TENANCY TERMINATION**

You are hereby notified that the tenancy will be terminated in [#] days, effective [MM/DD/YYYY].

The Tenant(s) agree(s) to arrange for all utilities to be turned OFF upon move-out. If the Landlord would like to transfer the accounts to their name, they should inform the Tenant(s) as soon as possible.

YOU ARE FURTHER NOTIFIED THAT if you fail to perform or otherwise comply with the demands in this notice, the Landlord may file legal proceedings and a judgment may be made against you. Any judgment may also include the Landlord’s costs and attorneys’ fees for filing an eviction action.

Landlord / Agent Signature: [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](https://esign.com/)

**CERTIFICATE OF SERVICE**

I certify that on [MM/DD/YYYY] I served this notice to [TENANT OR RECIPIENT NAME] by:

[ ]  - Delivering it personally to the person in possession of the Premises.

[ ]  - Delivering it to the Premises to a member of the Tenant’s family or household or an

 employee of suitable age and discretion with a request that it be delivered to the

 person in possession of the Premises.

[ ]  - Certified first-class mail addressed to the person in possession of the Premises.

Landlord / Agent Signature: [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](https://esign.com/)