

# 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**

- |  |         |
|--|---------|
| <input type="checkbox"/> 1 Year or longer                    | 91 Days |
| <input type="checkbox"/> 6 Months; but no more than 1 Year   | 28 Days |
| <input type="checkbox"/> 1 Month: but not more than 6 Months | 21 Days |
| <input type="checkbox"/> 1 Week: but not more than 1 Month   | 3 Days  |
| <input type="checkbox"/> 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).

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**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:*

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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: \_\_\_\_\_