

Notice to Terminate Tenancy

Residential Eviction Notice

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

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

1. Move-Out Date

The Landlord 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. If you don't leave, the Landlord may start a court case to regain possession of the premises.

Note on Move-Out Date

- The date must be further out than the minimum Notice Needed.
- Find the Notice Needed listed with each "Reason for Termination" in Section 2.

2. Reason for Termination *(check one)* **a) Nonrenewal of a Periodic Lease or Tenancy**

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

QualificationThe Landlord can refuse to renew the lease because: *(check one)*

- The property is a short-term rental.
- The property is a single-family home, a duplex, or a triplex. The Landlord lives on the property *(or an adjacent property)* as their primary residence.
- The property is leased pursuant to an employer-provided housing agreement.
- The Tenant has been a resident for less than a year.

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 <i>(month-to-month tenancy)</i> | 21 Days |
| <input type="checkbox"/> 1 week, but not more than 1 month <i>(or at will tenancy)</i> | 3 Days |
| <input type="checkbox"/> Less than a week | 1 Day |

b) Substantial Violation (criminal behavior)

3 Days' Notice

You, or someone you invited onto the property: *(check at least one)*

- Purposefully and substantially endangered the property or other tenants.
- Committed a violent or drug-related felony crime.
- Committed a criminal act that was a public nuisance under law or could result in jail time of 180 days or more. *C.R.S. § 13-40-107.5(3).*

c) Repeat Violation

10 Days' Notice

The Landlord 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)*

3. Description of Premises

Street Address:

City:

County:

Subdivision:

Lot:

Block:

Additional Description *(as needed)*

4. Signatures

Signature: *(Landlord/Property Manager)*

Dated:

Signature: *(Agent/Attorney)*

Dated:

5. Give Notice

C.R.S. § 13-40-108

Landlords, provide this Notice to the Tenant with a process called Personal Service:

- a) Make a copy of this signed document.
- b) Complete Sections A to C of form *JDF 98 – Affidavit of Service*.
- c) Provide the Notice and Affidavit to the local Sheriff or a Private Process Server.
- d) The Server delivers the forms and then provides you with the signed Affidavit.
- e) Keep the signed Affidavit for future filings.

Note to Tenant – Right to Mediation

If the Landlord is only evicting you because of repeat violations and you receive:

- Supplemental Security Income (SSI);
- Social Security Disability Insurance (SSDI); or
- Cash Assistance through the Colorado Works Program;

Then you may have a right to mandatory mediation, at no cost to you, before the landlord can start an eviction case in court. C.R.S. § 13-40-106(2).

If you qualify for one of the listed programs, let the landlord know in writing immediately.