

**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:

**Qualification**The 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   |



#### 4. Signatures

Signature: *(Landlord/Property Manager)*

Dated:

Signature: *(Agent/Attorney)*

Dated:

#### 5. Note on Service

C.R.S. § 13-40-108

A copy of this notice must be served by delivery to a known tenant occupying the premises, or by leaving such copy with some person, a member of the tenant's family above the age of fifteen years, residing on or in charge of the premises.

Or, in case no one is on the premises after attempts at personal service at least once on two separate days, by posting the copy in some conspicuous place on the premises.

Date Served:

Signature:

#### 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.