

COLORADO EVICTION NOTICE FOR [INSERT LEASE VIOLATION]

1. Notice of Termination:

Dear _____ [TENANT(S) NAME(S)]:

Please take notice that your _____ [Insert period of tenancy] tenancy of the property located at _____ [ADDRESS], _____ [CITY], _____ [STATE] _____ [ZIP CODE] (the "Premises") is hereby in accordance with the following:

- Terminated as of midnight on _____ [MONTH] _____ [DAY], _____ [YEAR] (the "Termination Date") if you do not cure the _____ [INSERT LEASE VIOLATION] by that date.
- Terminated as of midnight on _____ [MONTH] _____ [DAY], _____ [YEAR] (the "Termination Date").

2. Lease Violation:

This notice to quit has been sent by the Landlord to the Tenant(s) due to the following non-compliance of the lease agreement:

- Non-Payment of Rent.
- Violation of Agreement.
- Illegal Activity.
- Other: _____.

3. Final Notice:

Please take notice that _____ ***[IF YOU DO NOT CURE THE LEASE VIOLATION (OPTIONAL DEPENDING ON ABOVE CHOICE)]*** you must vacate the Premises in good, broom-clean condition on or before the Termination Date.

IV. Deliveries of Keys and Return of Security Deposit: (Optional if Agreement is Terminated. Do not include if not applicable to your choice)

Please deliver the keys to _____ [PERSON/PLACE TO DELIVER KEYS] no later than _____ [TIME] on _____ [DATE]. Once you have vacated, the Premises will be inspected and your security deposit will be refunded to you, minus the deduction of

any amount necessary for repairs or other items as specified in your lease. For prompt refund of your security deposit, if any is due, please provide a forwarding address to _____
[FORWARDING ADDRESS RECIPIENT CONTACT INFORMATION].

Landlord/Agent Signature: _____.

[Sincerely, _____ **[ENTITY NAME]**, a[n] _____ **[STATE OF ORGANIZATION]**
_____ **[ENTITY TYPE]**

[NAME]

CERTIFICATE OF SERVICE

I certify that on _____ **[DATE]** I served this notice on _____
[NAME OF TENANT(S)] by:

- ___ Delivering it personally to the Tenant(s) on the premises.
- ___ Delivering it on the premises to a member of the household of the Tenant(s) or an employee of suitable age and discretion with a request that it be delivered to the person in possession.
- ___ First-class mail address to the person in possession.

Signature