

NOTICE TO QUIT FOR A SUBSTANTIAL VIOLATION

To: _____,
and any, and all other occupants of the premises described below. Pursuant to C.R.S. (Colorado Revised Statutes) §13-40-107.5 AND/OR your lease documents, you are hereby notified by the undersigned Landlord/Agent for the Landlord that your tenancy of premises known as

(Address) _____ in the City

of _____ Zip _____ County of _____

State of Colorado, is hereby terminated. The termination shall be effective three days after service of this notice to quit not counting the date this notice was served upon you, or at midnight three days after the midnight upon the date you were served. You must surrender possession of the premises on or before this time or the Landlord/ Agent for the Landlord will initiate a Civil Action against you (“ an eviction action”). The basis for this termination is a substantial violation as defined by statute and/or your Lease. In particular, you, (*LIST LEASE SECTIONS BEING VIOLATED AND DETAILS OF INCIDENT(S)*)

Landlord / Agent for Landlord _____ Date _____

Community _____

RETURN OF SERVICE, STATE OF COLORADO, _____ County

I declare under oath that I am 18 years old and that I served the foregoing Notice to Quit for Substantial Violation on the above listed Tenant(s) at the above listed address, on _____(date) in the manner described below:

By (Check One Line)

_____ By handing it to a person identified to me as _____(Resident)

_____ I have made diligent efforts to personally serve this Demand, I have made service of the forgoing Notice to Quit for Substantial Violation by posting a copy of it in a conspicuous place upon the premises described therein.

Dated _____
_____ Sign Name