

COLORADO 10-DAY NOTICE TO QUIT

To: _____

All residents (tenants and subtenants) in possession and all other in possession

The premises herein referred to is located in the City of _____,
County of _____ State of Colorado, Zip Code _____ designated by
the street address of _____.

In accordance with your lease agreement signed on the ____ day of
_____, 20____ and the laws in the State of Colorado **WITHIN TEN (10)**
DAYS after service on you of this notice, you are hereby required to

(Check Appropriate Box)

NON-PAYMENT OF RENT

- Pay to the undersigned or _____ an authorized agent, the
rent of the premises hereinafter described, of which you now hold possession amounting
to the sum of: _____ Dollars (\$_____)
enumerated as follows:

\$_____ Due from _____, 20____ To _____, 20____
or quit and deliver up the possession of the premises.

LEASE VIOLATION (NOT RELATED TO RENT)

- Remedy the violation described as _____
as it is in non-compliance and a direct violation of your lease agreement. You shall notify
the landlord within the notice period that the violation has been cured or quit and deliver
the possession of the premises.

YOU ARE FURTHER NOTIFIED THAT, the owner/landlord does hereby elect to declare
that forfeiture of your lease or rental agreement under which you hold possession of the
above described premises and if you fail to perform or otherwise comply, will institute legal
proceedings to recover rent and possession of said premises which would result in a
judgment against you including costs and necessary disbursements together with possible
statutory damages as allowed by law for such unlawful detention.

Landlord/Agent Signature _____

CERTIFICATE OF SERVICE

I certify that on the _____ day of _____, 20____ I served this notice to

_____ by

- delivering it personally to the person in possession.
- delivering it on the premises to a member of his/her family or household or an employee of suitable age and discretion with a request that it be delivered to the person in possession.
- first-class mail addressed to the person in possession.

Signature _____