

COLORADO FIVE (5) DAY NOTICE TO QUIT
(Landlord has five (5) or fewer rental properties)

TO TENANT(S): _____
AND ANY AND ALL OTHER OCCUPANTS IN POSSESSION OF THE PREMISES LOCATED
AT: _____
_____ City: _____, State: Colorado, Zip Code: _____

PLEASE TAKE NOTICE that you are not in compliance with the terms of your tenancy or your lease agreement for failure to pay rent by the due date set forth. You have five (5) days to pay your total balance due or vacate the premises.

The Amount of Rent Owed and the Date Each Amount Became Due:

\$ _____ Date: _____

\$ _____ Date: _____

\$ _____ Date: _____

Total Amount of Rent Due: \$ _____, Where the Amount Due Should be Paid:

The Date the Total Amount Due Must be Received By Or the Date the Tenant(s) Must Move Out and Deliver Possession of the Premises: _____.

If you and all other occupants fail to pay the balance due or move out and deliver possession of the premises by the termination date specified above, legal action may be taken to evict you from the premises and to recover all unpaid rent, costs for damages to the premises, if any, and any other remedies available under Colorado law.

THIS NOTICE IS IN ACCORDANCE WITH CO Rev Stat § 13-40-104.

Dated this _____ day of _____, 20____

(Signature of Landlord)

(Landlord's Printed Name)

(Landlord's Address, City, State, Zip Code)

(Landlord's Telephone Number)

**DECLARATION OF SERVICE OF
NOTICE TO QUIT**

I, _____, declare:

1. I am now, and at all times mentioned herein, a citizen of the United States, resident of the State of _____, over the age of eighteen years. I make this declaration based on my own personal knowledge. I am competent to testify to the matters herein.

2. On _____, 20____, at approximately _____ am/pm, I served a Notice to Quit to the Premises located at:

_____, in _____
County, Colorado, by:

- a) personally handing a true and correct copy to _____, tenant under the Lease, (hereinafter the "Tenant" or other person occupying the premises; **OR**
- b) personally handing a true and correct copy to _____, a family member of the Tenant, over the age of fifteen (15), who was then the resident therein, accepting same on behalf of Tenant; **OR**
- c) posting a copy of the Notice to Quit in a conspicuous location at the premises, there being no one of suitable age and discretion located at the rental property.

I declare under penalty of perjury of the laws of the State of Colorado that the foregoing is true and correct.

DATED this ____ day of _____, 20____, in the city of _____, state of Colorado.

_____, Declarant

(PRINT NAME)