

**COLORADO FIVE (5) DAY NOTICE TO COMPLY OR VACATE**  
*(Landlord with 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 or others in possession of the premises have violated the rules or policies of the premises or terms and conditions of your lease agreement in the following manner:

- Causing Health or Safety Issues.
- Too Many People Living in Rental Property.
- Unreasonably Refusing to Allow Landlord Access to the Rental Property.
- Any Other Violations of the Lease Agreement or Property Rules: \_\_\_\_\_

Total Balance Due: \$ \_\_\_\_\_. Any payments accepted on or after the date of this notice shall not waive this notice or any subsequent eviction, nor shall it create or reinstate tenancy.

Please take notice that you and all other occupants must adequately remedy the lease violations noted above or you must move out and deliver possession of the premises to the undersigned Landlord within five (5) days, on \_\_\_\_\_.

If you and all other occupants do not comply or fail to 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 § 38-12-504.**

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 COMPLY OR VACATE**

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 Comply or Vacate 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 Comply or Vacate 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)