

NOTICE TO COMPLY OR QUIT FOR NON-COMPLIANCE

To: _____
(Tenant's Name)

(Rental Unit Street Address)

(Rental Unit City/State/Zip)

You (tenant) have failed to comply with/violated the following provisions of the lease/rental agreement:

If you do not correct the violation(s) by the date indicated below, your tenancy will be terminated, and you must move out of the rental unit. In addition, a lawsuit may be filed to evict you.

In accordance with CO Rev Stat §13-40-104:

You are being given 3 days' written notice as a tenant in an employer-provided rental unit, and must correct the issue(s) noted above by _____ (date).

OR

You are being given 5 days' written notice as a tenant of an "exempt" rental property and must correct the issue(s) noted above by _____ (date).

OR

You are being given 10 days' written notice and must correct the issue noted above by _____ (date).

Today's Date: _____

Signature of party completing this notice:

Printed Name and Title (i.e. landlord, property manager, etc.):

.....

Tenant's Acknowledgement

On _____ (date) at _____ (time), tenant acknowledged receipt of this notice.

Tenant Signature and Date

.....

Certificate of Service

I certify that I personally served this notice on the following person:

OR

I attempted to make personal service on the tenant(s) named above but the tenant did not appear. I believed tenant(s) to be absent, so I left the Notice at the rental unit in a conspicuous place.

OR

I attempted to make personal service on the tenant(s) named above but no one appeared. I believed tenant(s) to be absent, so I left a copy of the notice with someone residing at the rental unit or a member of the tenant's family over the age of 15 at the rental unit.

Date: _____

Signature of person attempting service:

Printed Name:
