

NOTICE TO QUIT

To: _____ (Tenant),
and any, and all other occupants of the premises described below. You occupy the Premises located at _____ in the City of _____, Zip Code of _____, County of _____, State of Colorado, as tenant. Pursuant to §13-40-107, C.R.S., you are hereby notified by the undersigned owner that your tenancy of the land and premises described below is terminated as of _____ (date) at _____ (time) and you are accordingly notified to vacate said premises and surrender possession thereof on or before said date and time.

- By checking this box, I am acknowledging I am filling in the blanks and not changing anything else on the form.
 By checking this box, I am acknowledging that I have made a change to the original content of this form.

Dated: _____

Landlord/Property Manager

Address: _____

Phone: _____

CERTIFICATE OF SERVICE

I hereby certify that I served this Notice to Quit on _____ (date) in _____ (County), Colorado by my selection below:

- By leaving a true copy with _____ (Full Name) who is the Tenant, other person occupying such premises, or a member of the tenant's family above the age of fifteen years and residing on or in charge of the premises _____ (Full Name of Person)
- By posting in a conspicuous place on the premises at _____

Signature

Date

Notice to Quit - §13-40-107, C.R.S.

- (1) A tenancy may be terminated by notice in writing, served not less than the respective period fixed before the end of the applicable tenancy, as follows:
 - (a) A tenancy for one year or longer, ninety-one days;
 - (b) A tenancy of six months or longer but less than a year, twenty-eight days;
 - (c) A tenancy of one month or longer but less than six months, twenty-one days;
 - (d) A tenancy of one week or longer but less than one month, or a tenancy at will, three days;
 - (e) A tenancy for less than one week, one day.
- (2) Such notice shall describe the property and the particular time when the tenancy will terminate and shall be signed by the landlord or tenant, the party giving such notice or his agent or attorney.
- (3) Any person in possession of real property with the assent of the owner is presumed to be a tenant at will until the contrary is shown.
- (4) No notice to quit shall be necessary from or to a tenant whose term is, by agreement, to end at a time certain.
- (5) Except as otherwise provided in §38-33-112, C.R.S., the provisions of subsections (1) and (4) of this section shall not apply to the termination of a residential tenancy during the 90-day period provided for in said section.

WARNING: Landlords using this form should be familiar with C.R.S. § 13-40-107 before serving this notice and this notice should only be used in Colorado.