

NOTICE TO QUIT AND VACATE

TO: _____ Any and all other occupants

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 quit and vacate said premises and surrender possession thereof on or before said date and time.

Street Address: _____

City: _____ County: _____

Subdivision: _____ Lot: _____ Block: _____

The grounds for termination are as follows: _____

Date: _____

Landlord/Owner

By: _____

Landlord/Owner's Agent or Attorney

CERTIFICATE OF SERVICE

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

by delivering a true copy to _____ (full name) who is the tenant, other person occupying such premises, or a member of the tenant's family above the age of fifteen, residing on or in charge of the premises _____ (full name of person).

by posting in a conspicuous place on the premises at _____

Signature

13-40-107. Notice to quit. (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, seven 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 section 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 ninety-day period provided for in said section.