

NOTICE TO QUIT (Substantial Violation)

TO: _____

Pursuant to Section 13-40-107.5, Colorado Revised Statutes, you are hereby notified by the undersigned owner that on _____, 20____, you, your guest(s) and/or invitee(s) committed an act, or series of acts, which, as defined by law, constitutes a substantial violation, specifically:

- _____ which occurred on or near the premises and endangered the person or willfully and substantially endangered the property of the landlord, any co-tenant, or any person living on or near the premises; or
- _____ which occurred on or near the premises and constituted a violent or drug-related felony prohibited under article 3, 4, 6, 7, 9, 10, 12 or 18 of title 18, C.R.S.
- _____ which occurred on the tenant’s leased premises or the common areas, hallway, grounds, parking lot, or other area located in the same building or complex in which the tenant’s leased premises are located, and constitutes a criminal act in violation of federal or state law or local ordinances that carries a potential sentence of incarceration of one hundred eighty days or more, and has been declared to be a public nuisance under state law or local ordinance based on a state statute.

THEREFORE, your tenancy of the lands and premises described below is hereby terminated as of _____, 20____, and you are accordingly notified to quit said premises and surrender possession on or before said date.

Street Address _____,
Lot(s) No. _____, Block No. _____, Addition/Subdivision _____,
_____ in the _____ County of _____,
State of Colorado.

Dated this _____ day of _____, 20_____.

Owner

By: _____
Agent

CERTIFICATE OF SERVICE

State of Colorado
_____ County of _____

I certify that I served the within Notice to Quit on _____ (date) by:

- delivering a true copy to _____ the tenant other person occupying such premises.
- leaving a copy with _____, a member of the tenant’s family over the age of fifteen, residing on or in charge of the premises.
- posting a true copy in a conspicuous place on the premises (describe) _____, at _____, in the _____ County of _____, State of Colorado.

Signature

