

**NOTICE TO QUIT FOR A SUBSTANTIAL VIOLATION**

To: \_\_\_\_\_,  
and any, and all other occupants of the premises described below. Pursuant to C.R.S. (Colorado Revised Statutes) §13-40-107.5 AND/OR your lease documents, you are hereby notified by the undersigned Landlord/Agent for the Landlord that your tenancy of premises known as (Address)

\_\_\_\_\_ Unit #: \_\_\_\_\_,

Detached Garage #: \_\_\_\_\_ in the City of \_\_\_\_\_, Zip \_\_\_\_\_,

County of \_\_\_\_\_, State of Colorado, is hereby terminated. The termination shall be effective three days after service of this notice to quit not counting the date this notice was served upon you, or at midnight three days after the midnight upon the date you were served. You must surrender possession of the premises on or before this time or the Landlord/ Agent for the Landlord will initiate a Civil Action against you (“an eviction action”). The basis for this termination is a substantial violation as defined by statute and/or your Lease. In particular, you, (*LIST DETAILS OF INCIDENT(S)*)—IF NECESSARY, ATTACH ADDITIONAL INFO ON A SEPARATE PAGE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This incident(s) represents a violation of the Lease, which prohibits unlawful behavior and also represents a Substantial Violation of the implied terms of the Rental Agreement as defined by C.R.S. 13-40-107.5 in that it was an act or series of acts, by the tenant or guest or invitee of the tenant, which occurred on or near the premises and which endangered the person of another, or willfully and substantially endangered the property of another, constituted a violent or drug related felony, or is punishable by a term of imprisonment of 6 months or more and has been declared a public nuisance.

\_\_\_\_\_  
Landlord/Agent for Landlord Date

\_\_\_\_\_  
Community

RETURN OF SERVICE, STATE OF COLORADO, \_\_\_\_\_ County

I declare under oath that I am 18 years old and that I served the foregoing Notice to Quit for Substantial Violation on the above listed Tenant(s) at the above listed address, on (date served) \_\_\_\_\_,

**By (Check One):**  
\_\_\_\_\_ By handing it to a person identified to me as \_\_\_\_\_ (Resident)  
\_\_\_\_\_ I have made diligent efforts to personally serve this Demand, I have made service of the foregoing Notice to Quit for Substantial Violation by posting a copy of it in a conspicuous place upon the premises described therein.

Sign Name: \_\_\_\_\_ Date signed: \_\_\_\_\_