

3-DAY NOTICE TO QUIT FOR SUBSTANTIAL VIOLATION

STATE OF COLORADO

COUNTY OF _____

TO: _____, and all other occupants.

ADDRESS: _____, Apt. _____
_____, Colorado _____ (the "Premises").

You are hereby notified by the undersigned Landlord that the Landlord will terminate your right to possess the Premises. Accordingly, you are notified to quit the Premises and surrender possession on or before three days from the date of the service of this Notice. Surrender of possession of the Premises does not release you from your financial obligations pursuant to the lease.

The Landlord is terminating your tenancy because of the following incident(s):

_____.

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.

Date to be served: _____, 20__

(Complex)

By: _____

Certificate of Service

I hereby certify that I served this 3-day Notice to Quit for Substantial Violation the _____ day of _____, 20__ by:

_____ posting in a conspicuous place on the premises; **or**
_____ leaving a true copy with _____.

By: _____