

NOTICE TO QUIT FOR A REPEAT VIOLATION

To: _____, and any, and all other occupants of the premises described below. Pursuant to C.R.S. (Colorado Revised Statutes) §13-40-104(1)(e5), 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 **TEN DAYS** after service of this notice to quit not counting the date this notice was served upon you, or at midnight **TEN 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 subsequent violation of the same covenant/condition of the Lease after having been previously served with a Demand for Compliance or Possession relating to the same covenant / condition. In particular, you violated again the following including but not limited to the following covenant(s) of your Lease.

(LIST LEASE SECTIONS BEING VIOLATED)—IF NECESSARY, ATTACH ADDITIONAL INFO ON A SEPARATE PAGE

(DETAILS/DESCRIPTION OF VIOLATING ACTIONS/BEHAVIOR)—IF NECESSARY, ATTACH ADDITIONAL INFO ON A SEPARATE PAGE

Landlord / Agent for Landlord

Date

Community

RETURN OF SERVICE :

I declare I served the foregoing Notice to Quit for Repeat Violation on the above listed Tenant(s) at the above listed address,

THIS NOTICE WAS SERVED ON (DATE SERVED) _____,

____ By handing it to a person identified to me as _____ (Resident Full Name)

____ I have made diligent efforts to personally serve this Notice, I have made service of the foregoing Notice to Quit for Repeat Violation or Possession by posting a copy of it in a conspicuous place upon the premises described therein.

Sign Name _____

Date signed: _____

COURTESY OF TSCHETTER SULZER, P.C.

Fax completed form to 303.766.1181 or 303.766.1819 or Colorado Springs 719.227.1181

Rev 2/15/22