**NOTICE TO QUIT- NON PAYMENT OF RENT**

**(Colorado)**

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| --- | --- |
| **Tenant’s Name** |  |
| **Tenant’s Address** |  |
| **Date of Lease** |  |
| **Period for which rent is due** |  |
| **Total Rent Due** |  |
| **Date of Service** |  |
| **Method of Service** |  |

**TO TENANT(S) AND ALL OTHERS IN POSSESSION OF THE PREMISES LOCATED AT THE ABOVE-NAMED ADDRESS.**

**PLEASE TAKE NOTICE** that pursuant to the Lease, the date of which is set out above, under which you hold possession of the above mentioned premises, there is now due unpaid and delinquent rent in the total sum as set out above, representing rent for the period set out above.

**PLEASE TAKE FURTHER NOTICE** that within **THREE (3)** days after service of this Notice, you are hereby required to pay the above-listed amount in full OR quit the subject premises, move out, and deliver up possession of the same to the Landlord. Failure to pay the rent in full **WITHIN THREE (3)** days OR vacate the premises **WITHIN THREE (3)** days as required by this notice will result in forfeiture of the lease and/or rental agreement and the Landlord will pursue legal action against you to recover rent, damages, legal fees, and possession of said premises.

THIS IS INTENDED AS A LEGAL NOTICE FOR THE PURPOSE OF DEMANDING RENT OR TERMINATING YOUR TENANCY. THIS NOTICE IS IN ACCORDANCE WITH Colorado REVISED STATUTES §13-40-104.

LANDLORD RESERVES ALL THE RIGHTS AND REMEDIES PROVIDED UNDER THE RENTAL AGREEMENT AND UNDER APPLICABLE LAWS OF THE STATE OF Colorado. NOTHING IN THIS NOTICE MAY BE CONSTRUED AS A WAIVER OF SUCH RIGHTS AND REMEDIES.

~~RENT PAYMENT ADENDUM~~

If your landlord takes you to court to evict you and if you have paid the rent, or if you believe there is a good reason why you do not owe the rent, you will have the opportunity to present the reasons why you believe you should not be evicted. If you believe there is a good reason why you do not owe the rent claimed by your landlord, you can have a lawyer to advise you. Call him or her soon.

**How to Get Legal Help**

1. Call your own lawyer.
2. If you do not have an attorney but have money to retain one, you may locate an attorney through the American Bar Association Lawyer Referral Directory on https://tinyurl.com/y7tm3t5y or through a local lawyer referral service. Lawyer referral services should be listed in the yellow pages of your telephone directory.
3. If you do not have an attorney and cannot pay for legal help, you may qualify for assistance through a local legal aid office. Legal aid offices should be listed in the yellow pages of your telephone directory. Further help is available at <https://www.usa.gov/legal-aid>. If you do not have internet access at home then internet access should be available at a local library.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ LANDLORD NAME

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