

**NOTICE TO QUIT
(Substantial Violation)**

TO: _____

Pursuant to Title 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 constitutes 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

* Insert "City and" where applicable.

By: _____
Agent

CERTIFICATE OF SERVICE

State of Colorado }
_____ County of _____ } ss.

I hereby 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 true 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 _____, Colorado.

Signature