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| |  |  | | --- | --- | | **JDF 99 B** | **Notice to Terminate Tenancy** |   To: (tenant’s name) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  And any occupants  I’m issuing this notice pursuant to Colorado Revised Statutes (C.R.S.) section (§) 13-40-107   1. **Time to Vacate**   The Owner terminates your tenancy of the premises described below as of  Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Time: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_   1. **Description of Premises**   Street Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  City: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ County: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Subdivision: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Lot: \_\_\_\_\_\_\_\_\_\_\_ Block: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Additional Description (as needed)   |  | | --- | |  |  1. **Cause for Termination** (check one)   **a) Nonrenewal of a Periodic Lease**  The periodic tenancy will end or the Owner will not renew a fixed-term tenancy:   |  |  | | --- | --- | | **Fixed Term Length** (check which applies) | **Notice Needed** | | 1 Year or longer  6 Months; but no more than 1 Year  1 Month; but not more than 6 Months  1 Week; but not more than 1 Month  Less than a Week | 91 days  28 Days  21 Days  3 Days  1 Day |   **b) Substantial Violation** – 3 Days’ Notice  The Owner is evicting you because of a substantial violation under C.R.S § 13-40-107.5(3)   |  | | --- | |  |   **c) Repeat Violation** – 10 Days’ Notice  The Owner is evicting you because of a repeat lease violation.  Note which material lease term the Tenant violated and explain what happened:   |  | | --- | |  |   This is a repeat violation of this lease term. I served a Demand for Compliance (JDF 99 A) detailing the prior violation on (enter service date) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_   1. **Signatures**   Signature: (Landlord/Property Manager) [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](https://esign.com/)  Dated: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Signature: (Agent/Attorney) [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](https://esign.com/)  Dated: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_   1. **Service Date**   I certify that on (service date) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  I served this Notice by: (check one)  - Leaving a true copy with: (enter full name) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  - By posting it in a conspicuous place at the premises described above.  Print Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Signature: [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](https://esign.com/)  Dated: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |

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