

JDF 99 B	Notice to Terminate Tenancy
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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: _____

2. Description of Premises

Street Address: _____

City: _____ County: _____

Subdivision: _____ Lot: _____ Block: _____

Additional Description (as needed)

3. 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
<input type="checkbox"/> 1 Year or longer	91 days
<input type="checkbox"/> 6 Months; but no more than 1 Year	28 Days
<input type="checkbox"/> 1 Month; but not more than 6 Months	21 Days
<input type="checkbox"/> 1 Week; but not more than 1 Month	3 Days
<input type="checkbox"/> Less than a Week	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) _____

4. Signatures

Signature: (Landlord/Property Manager) _____

Dated: _____

Signature: (Agent/Attorney) _____

Dated: _____

5. 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: _____

Dated: _____

