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| **JDF 99 B** | **Notice to Terminate Tenancy** |

To: (tenant’s name) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [ ]  And any occupantsI’m issuing this notice pursuant to Colorado Revised Statutes (C.R.S.) section (§) 13-40-1071. **Time to Vacate**

The Owner terminates your tenancy of the premises described below as ofDate: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Time: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_1. **Description of Premises**

Street Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_City: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ County: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Subdivision: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Lot: \_\_\_\_\_\_\_\_\_\_\_ Block: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Additional Description (as needed)

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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:

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| **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 days28 Days21 Days3 Days1 Day |

[ ]  **b) Substantial Violation** – 3 Days’ NoticeThe Owner is evicting you because of a substantial violation under C.R.S § 13-40-107.5(3)

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[ ]  **c) Repeat Violation** – 10 Days’ NoticeThe Owner is evicting you because of a repeat lease violation.Note which material lease term the Tenant violated and explain what happened:

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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: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |

