

30 DAY NOTICE TO VACATE COLORADO

Property Address: _____

Tenant Name(s): _____

Landlord/Agent Name: _____

Landlord/Agent Address: _____

Landlord/Agent Phone: _____

To Tenant(s):

This letter serves as a formal notice that you are required to vacate the premises described above (the "Property") within 30 days of delivery of this notice. You must remove all personal property, return the keys, and deliver possession of the Property to the landlord or landlord's agent on or before the expiration of this notice. This notice is issued pursuant to the laws of the State of Colorado.

Reason for Notice:

- ☐ Nonpayment of rent
- ☐ Violation of lease terms
- ☐ Expiration of lease term
- ☐ Other: _____

Rental Obligations:

You are responsible for all rent, utilities, and other charges due under your rental agreement up to and including the date you vacate the Property. Failure to vacate by the deadline may result in legal action, including eviction proceedings as allowed under Colorado law.

Security Deposit:

Your security deposit will be handled in accordance with Colorado Revised Statutes §§ 38-12-101 through 38-12-103. Deductions may be made for unpaid rent, damages beyond normal wear and tear, and other lawful charges. The balance of the security deposit will be returned within the time frame required by law after you vacate the Property.

Condition of Premises:

You are required to leave the Property in a clean and undamaged condition, reasonable wear and tear excepted. You agree to remove all personal property and trash. Failure to do so may result in additional charges or deductions from

your security deposit.

Access for Inspection and Repairs:

During the 30-day notice period, landlord or landlord's agent may enter the Property at reasonable times to show the Property to prospective tenants or purchasers, or to make necessary repairs, in accordance with Colorado law.

Legal Compliance and Enforcement:

This notice is issued in compliance with Colorado state laws governing landlord-tenant relationships. Failure to comply with this notice may result in legal action, including eviction, and possible liability for costs and attorney fees as permitted by law.

Dispute Resolution:

Any disputes arising from this notice or tenancy shall be resolved in accordance with applicable laws and regulations of the State of Colorado, including any required mediation or court procedures.

Additional Terms:

LANDLORD/AGENT SIGNATURE

TENANT SIGNATURE

Signature: _____

Signature: _____

Original source of this document:

<https://docs-realestate.com/30-day-notice-to-vacate-colorado-template/>

Did you find this template helpful?

Find more updated templates at:

<https://docs-realestate.com/>

[View more templates](#)

This template is intended exclusively for personal, non-commercial use.
If distributed or published, the source must be mentioned.

This template is provided for guidance only and does not constitute legal advice.
It is recommended to consult a legal professional for each specific case.