

<b>JDF 99 B</b>	<b>Notice to Terminate Tenancy</b>
-----------------	------------------------------------

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:

<b>Fixed Term Length</b> (check which applies)	<b>Notice Needed</b>
<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: \_\_\_\_\_

