

# Colorado Residential Lease Agreement

Prepared with Signathing. Roles: Landlord, Tenant.

## 1. Parties and premises

Landlord (name): \_\_\_\_\_

Tenant(s) (name): \_\_\_\_\_

Premises address: \_\_\_\_\_

The Landlord leases the Premises to the Tenant for residential use only. No more than the persons named in the application may live there without the Landlord's written consent.

## 2. Term

Lease starts (date): \_\_\_\_\_

Lease ends (date), or write month-to-month: \_\_\_\_\_

If the Tenant stays after the end date with the Landlord's consent and no new lease is signed, the tenancy continues month to month on the same terms, and either party may end it with 30 days' written notice.

## 3. Rent

Monthly rent (\$): \_\_\_\_\_

Due on the (day) of each month: \_\_\_\_\_

How rent is paid (check, transfer, portal): \_\_\_\_\_

Rent not received within five days after the due date carries a late fee as written here, if any. A returned payment is treated as unpaid rent plus the bank's returned-item cost.

Late fee after 5 days (\$, or 0): \_\_\_\_\_

## 4. Security deposit

Security deposit (\$): \_\_\_\_\_

Within one month after the lease ends or the Tenant surrenders the Premises and the Landlord accepts it, whichever is later, or within a longer period of up to 60 days when the Lease says so, the Landlord returns the deposit with a written statement listing the exact reasons for any amount kept, mailed to the Tenant's last known address, and nothing is kept for normal wear and tear. The deposit may not exceed two months' rent.

Deposit held at (bank name, if the state requires a separate account): \_\_\_\_\_

## 5. Utilities and services

Paid by Landlord: \_\_\_\_\_

Paid by Tenant: \_\_\_\_\_

## 6. Condition, maintenance and repairs

Both parties complete a move-in inspection checklist within three days of the start date. The Tenant keeps the Premises clean and safe, reports needed repairs promptly, and pays for damage caused by the Tenant or guests. The Landlord keeps the structure, plumbing, heating, electrical and supplied appliances in working order and makes repairs within a reasonable time after notice.

## 7. Use, pets and smoking

Pets allowed (describe, or none): \_\_\_\_\_

Smoking: \_\_\_\_\_

Choices: Not permitted anywhere / Outdoors only / Permitted

No business that brings customers to the Premises, no illegal activity, and nothing that disturbs neighbors or voids the Landlord's insurance.

## 8. Entry

The Landlord may enter at reasonable times to inspect, repair or show the Premises after at least 24 hours' notice, and without notice in an emergency.

## 9. Ending the lease and default

Either party ends a month-to-month tenancy with written notice given at least 21 days before the end of the monthly period when the tenancy has run less than six months, at least 28 days once it has run six months, and at least 91 days once it has run a year. If rent is unpaid or a term is broken, the Landlord gives the written notice Colorado law requires before ending the tenancy, and the Tenant is responsible for rent through the end of the term unless the Premises is re-rented sooner.

## 10. Other terms

Additional terms (or none): \_\_\_\_\_

This lease is the whole agreement. Changes must be in writing and signed by both parties. If a part is unenforceable, the rest stands. Each party has read and received a copy.

## 11. Disclosures

The Landlord initials each item below to confirm it was given to the Tenant with this lease, or marks it not applicable.

- ☐ Lead-based paint and hazards, for a building built before 1978, with the EPA pamphlet (42 U.S.C. 4852d)
- ☐ Name and address of the Landlord and of any authorized agent, in the written lease, with a signed copy delivered within seven days after the Tenant signs (Colo. Rev. Stat. 38-12-801)
- ☐ A statement that source of income discrimination is prohibited under Colo. Rev. Stat. 24-34-502(1), unless the Landlord is exempt as a small landlord (Colo. Rev. Stat. 38-12-801)
- ☐ Radon disclosure with the state radon warning (Colo. Rev. Stat. 38-12-803)
- ☐ Bed bug disclosure (Colo. Rev. Stat. 38-12-1005)
- ☐ Warranty of habitability statement in English and Spanish (Colo. Rev. Stat. 38-12-503)

Denver requires a residential rental property license and a Tenant Rights and Resources notice with every lease and rent demand.

**Signatures**

**Landlord**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed name

**Tenant**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed name