

COLORADO RESIDENTIAL LEASE AGREEMENT TEMPLATE

Governing jurisdiction: Colorado (CO). This template is intended for residential property located in Colorado.

This Residential Lease Agreement ("Agreement") is entered into on _____, 20____, by and between _____ ("Landlord") and _____ ("Tenant").
Landlord and Tenant may be referred to collectively as the "Parties."

1. PREMISES

Landlord leases to Tenant the residential property located at _____, City of _____, Colorado, ZIP _____ (the "Premises"), for use as a private residence only.

2. COLORADO COVERAGE AND LOCAL-CODE READINESS

Property type: _____ City: _____ County: _____ Occupancy length and use: _____ Owner-occupied small property: ☐ No ☐ Yes Mobile-home space, employer housing, or subsidized housing: ☐ No ☐ Yes

STOP: Do not use this statewide path until the Premises and occupancy have been classified. Route mobile-home spaces, short-term occupancy, employer-provided housing, subsidized housing, and every part-specific exception to the correct legal path.

Local review completed: housing code ☐ building and health code ☐ rental license or registration ☐ local disclosures ☐ . Authority and result: _____ Date checked: _____ Reviewer: _____ . Customer-ready rendering is blocked until the exact city and county and each applicable local result are recorded.

3. COLORADO LANDLORD IDENTITY AND SOURCE-OF-INCOME GATE

Landlord legal name: _____ Address where notices may be delivered: _____ Authorized agent, if any: _____ Agent notice address: _____

Landlord owns or manages no more than five single-family rental homes and no more than five total rental units: ☐ No ☐ Yes Basis and related ownership checked: _____

Unless the statutory small-landlord exception is supported, the current statement required by C.R.S. § 38-12-801 concerning lawful and verifiable sources of money must be inserted before signing. ☐ Current official text inserted and verified ☐ Supported exception recorded. Do not infer the exception or substitute this summary for the required statement.

4. COLORADO RADON DISCLOSURE GATE

Section 38-12-803 applies: ☐ No, supported exception: _____ ☐ Yes-
☐ Unresolved — STOP. Known radon tests, concentrations, mitigation systems, and mitigation records:

When applicable, attach the current statutory radon warning and disclosure before execution and provide the required records. ☐ Current warning and disclosure attached ☐ Records delivered Date: _____. This template does not recreate or freeze the official warning text.

5. TERM

The lease term begins on _____, 20____ and (check one):

☐ ends on _____, 20____ (fixed term).

☐ continues month-to-month until terminated by either Party with written notice as required by applicable law.

6. RENT

Tenant shall pay rent of \$_____ per month, due in advance on the _____ day of each calendar month, payable to _____ at _____.

If rent is not received within _____ days after the due date, Tenant shall pay a late charge of \$_____, to the extent permitted by applicable law.

7. SECURITY DEPOSIT AND LATE FEES — COLORADO

Monthly rent: \$_____ Security deposit: \$_____. Landlord shall not require a security deposit greater than two monthly rent payments. Preexisting-condition record completed: ☐ Date: _____

After termination or surrender, return the balance within 30 days unless this Agreement lawfully specifies a longer period no greater than 60 days: _____ days. Deductions may not include normal wear and tear or damage documented as preexisting. Landlord shall preserve the required move-out documentation, itemization, and supporting records.

Disclosed late fee: \$_____ or _____. A late fee may be imposed only after rent remains unpaid for at least seven calendar days after its due date, may be charged only once for each late rent payment, and may not exceed the greater of \$50 or five percent of the past-due rent payment. No undisclosed or prohibited stacking is authorized.

8. UTILITIES

Tenant shall pay all utilities and services for the Premises, except the following, which Landlord shall pay:
_____.

9. OCCUPANTS

The Premises shall be occupied only by Tenant and the following named occupants:

_____.

10. PETS

(Check one) ☐ Pets are not permitted on the Premises. ☐ Pets are permitted as follows:

_____, with an additional pet deposit of \$_____, to the extent permitted by applicable law.

11. WARRANTY OF HABITABILITY AND REPORTING — COLORADO

Landlord shall maintain the Premises as Colorado law requires. The continuing warranty of habitability and the Parties' statutory notices, remedies, defenses, and anti-retaliation protections are not waived. Tenant shall promptly report a claimed condition through the contact methods below.

Physical address for habitability notices: _____ Email address or web portal:
_____ Emergency contact: _____

STOP: Before signing, insert the current statutory habitability-reporting statement in both English and Spanish, in at least 12-point bold type, identifying the physical address and email address or web portal above. ☐ Current bilingual statement inserted and verified. This English summary is not the mandated bilingual statement.

Upon actual notice, route a condition that materially interferes with life, health, or safety to the statutory 24-hour remedial-action-start process and other covered conditions to the statutory 72-hour process. Record condition, severity, notice receipt, communications, and remedial action; do not treat these timing summaries as a substitute for the current statutory workflow.

12. RIGHT OF ENTRY AND BEDBUG ACCESS — COLORADO

Ordinary entry purpose: _____ Contract notice: _____ Local-law check: _____. The cited statewide rules do not create one universal numeric advance-notice period for every ordinary entry; use a reasonable, lawful term after the property-specific check and handle emergencies under the applicable branch.

For a bedbug inspection or treatment, Landlord shall ordinarily give at least 48 hours' reasonable written or electronic notice. Use a shorter lawful minimum or a tenant waiver only if the exact statutory conditions are supported and documented. Notice or waiver record: _____

13. TERMINATION, DEFAULT, AND PROTECTED REMEDIES — COLORADO

Before a possession or termination notice, classify the tenancy, occupancy duration, actor, statutory ground, property exception, notice method, and cure rule. Where C.R.S. title 38, article 12, part 13 applies, fixed-term expiration alone is not sufficient; select and document a statutory cause or defined no-fault ground and its exact notice and timing.

Nothing in this Agreement shortens a required notice or cure, waives a defense or remedy, or bypasses a protected victim-survivor or habitability termination route. Ground and authority: _____
Notice and cure calculation: _____ Exception or protected route, if any:

14. GOVERNING LAW

This Agreement shall be governed by the laws of the State of Colorado.

15. STATE AND LOCAL REQUIREMENTS

This blank template identifies Colorado as the governing jurisdiction. It does not automatically supply every disclosure, addendum, notice, or local term that may apply to the Premises or Parties. Before signing, review current Colorado law and any applicable city or county requirements, and attach required materials.

16. ADDITIONAL TERMS

17. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties and may be modified only in a writing signed by both Parties.

18. COLORADO PROTECTED TERMS AND SIGNED-COPY DELIVERY

This Agreement does not create one-way attorney-fee shifting, waive a statutory right or remedy, authorize a prohibited eviction penalty or non-rent characterization, or impose a death-related acceleration, concession recapture, penalty, or damage term prohibited by current Colorado law. Any conflicting provision is not authorized and must be removed before signing.

Landlord shall deliver a copy signed by Landlord and Tenant no later than the seventh day after Tenant signs. Delivery may be electronic unless Tenant requests a paper copy. Tenant signed: _____ Landlord signed: _____
[] Paper requested Copy delivered: _____ Method: _____

SIGNATURES

Landlord

Signature: _____ Date: _____

Printed Name: _____

Tenant

Signature: _____ Date: _____

Printed Name: _____