

COLORADO SIMPLE RENTAL LEASE AGREEMENT

PARTIES.

This Colorado Lease Agreement ("Agreement") created on _____ between the **Lessor**, _____, address of _____ ("Landlord"), and **Lessee**, _____ ("Tenant"), address of _____.

THE RENTAL PROPERTY.

Address: _____.

TERM.

This lease term starts on _____ and ends on _____.

COMPENSATION.

- I. **Rent:** The Tenant shall pay the monthly rent on _____ of every month in the total amount of _____ to the Landlord.
- II. **Late Fee:** Seven (7) day Grace Period in Colorado. Landlord can issue a 3-day notice to quit for unpaid rent.
- III. **Security Deposits:** All deposits shall be paid by the Tenant to the Landlord on _____ in the total amount of _____.
- IV. **Maximum:** Up to two (2) months rent. The pet deposit cannot exceed more than \$300.
- V. **Returns:** The Landlord must return to the tenant within 21 days after the lease end date.
- VI. **NSF Fee:** \$20 per bounced check.

UTILITIES.

The Tenant shall pay for all utilities and services EXCEPT for:

_____.

RIGHTS TO ENTRY

The Landlord should give Tenant(s) at least 24-hours notice prior to the entry of the rental property for any maintenance, repairs, or showings, unless it's an emergency.

PETS.

Pets: ALLOWED NOT ALLOWED on the Premises.

Pet Deposit Amount: _____.

ADDITIONAL TERMS & CONDITIONS.

SIGNATURES.

Landlord's Signature: _____ **Date:** _____

Printed Name: _____

Tenant Signature: _____ **Date:** _____

Printed Name: _____