
COLORADO RESIDENTIAL LEASE

The undersigned parties hereto, enter into this Colorado Residential Lease (“**Lease**”) for the occupancy of the residential property identified herein, located in _____ County, Colorado with a street address of _____ (“**Premises**”).

The Premises includes a dwelling place (“**Dwelling**”). This Lease is by and between Landlord (*as defined herein*) and all named Tenant(s) (*as defined herein*) and becomes effective on the date last signed. This Lease becomes effective only upon signatures of all expected Tenant(s) and Landlord (*or Landlord’s Agent / Property Manager*). Landlord retains sole and absolute discretion to decline to sign and enter this Lease after Tenant(s) has/have signed. This Lease, and/or any offer to lease, cannot be relied on and is not enforceable, unless and until, signed by Landlord or Landlord’s Agent.

In consideration of the payment of “**Rent**” (*as defined herein*), other monies due Landlord (“**Lease Charges**”), and the performance of the promises by Tenant set forth herein, Landlord leases to Tenant, and Tenant accepts, the Premises, subject to the terms and provisions set forth herein, to include Tenant’s agreements, promises, covenants, and warranties. This Lease shall be deemed to be a “**Rental Agreement**” as such term is used in the Colorado Revised Statutes. Each and every Tenant requirement, duty and obligation stated herein, including to third (3rd) parties, without exception, are material obligations, promises, and covenants, of and by each Tenant that must be strictly and timely complied with. No verbal agreements exist.

Landlord Lease Disclosure: Landlord will provide a copy of the effective Lease to Tenant no later than seven (7) days after full execution. Landlord may provide a digital copy of the signed Lease, unless Tenant requests a paper copy.

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Initials: _____
Landlord | Tenant(1) | Tenant(2) | Tenant(3) | Tenant(4) | Tenant(5) | Guarantor 1 | Guarantor 2

PARTIES, PREMISES, LEASE TERM, AND PAYMENT

1. **Landlord:** Landlord to this Lease (“**Landlord**”) is: *(check applicable)*

_____, a(n)
 Individual Company Trust Partnership Estate, and including Landlord’s successors, heirs, or assigns.
 Landlord’s primary business address is:

_____,
 and the “**Owner**” of the Premises Property Manager for the owner of the Premises.

Property Manager. The Owner of the Premises may, from time-to-time, employ a Property Manager, attorney or other Agent to act on Owner’s behalf for any or all of Landlord’s Lease obligations, and to enforce the Lease on Owner’s behalf, including eviction and collection of monies owed. Should Owner employ a Property Manager, attorney or Agent, any unauthorized contact with Owner shall be a material breach of this Lease. Whether or not Property Manager is named above as Landlord to the Lease, the obligations of Property Manager is only as agent, acting on Owner’s behalf. If Property Manager is the named Landlord but later ceases to be the Owner’s Agent, then the Owner shall be the named Landlord.

Change of Landlord Name/Address. If the name or address of Landlord changes, Landlord will notify Tenant within one (1) business day by email or by posting a notice in a conspicuous place at the Premises.

2. **Tenant(s):** A maximum of _____ people over the age of eighteen (18), intending to occupy the Premises and Dwelling, shall be named Tenants to this Lease, to the exclusion of others (individually and collectively referred to in the Lease as the “**Tenant**” or “**Tenant(s)**”). All Tenant(s) are jointly and severally responsible for compliance with the Lease and any damages to Landlord arising out of occupancy of the Premises. This means that every person comprising Tenant are each, together and separately, responsible for all of Tenant’s Lease obligations. Landlord may, at its option, determine who to hold responsible, and the action of one (1) Tenant may be considered a breach and Default of the Lease as to all Tenants.

Tenant shall notify Landlord of the Make, Model, and License Plate information for all Tenant vehicles and allowed trailers, campers, RVs, motorhomes at the Premises. Tenant shall notify Landlord of any guests that will be present on the Premises for longer than _____ consecutive days. Any unknown vehicles or persons found to be staying on the Premises more than _____ consecutive days in any _____ day period, without Landlord’s written permission, shall be conclusive evidence that such vehicle owner or person is an unauthorized occupant residing at the Premises, constituting a Lease Default.

The following adults will occupy the Premises as Tenant to the Lease:

<u>Tenants</u>	<u>Vehicles and Allowed Other (Trailers/Campers/RVs/Motor Homes/OTR/Etc.)</u>		
1.	Make:	Model:	License Plate #:
2.	Make:	Model:	License Plate #:
3.	Make:	Model:	License Plate #:
4.	Make:	Model:	License Plate #:
5.	Make:	Model:	License Plate #:

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3.	Make:	Model:	License Plate #:
4.	Make:	Model:	License Plate #:
5.	Make:	Model:	License Plate #:

Children: The following children will occupy the Premises *(names/ages)*: _____

Changes in Occupancy: At Tenant’s request, Landlord may approve the addition or substitution of a Tenant, in Landlord’s sole and absolute discretion, and subject to written approval and the application process. Landlord may condition approval on Tenant(s) executing a new lease, which may include higher Rent/Security Deposit/Lease Charges or other modifications.

Primary Language for Legal Demands/Notices: For purposes of complying with C.R.S. § 13-40-106(3), Tenant(s) disclose that one (1) or more Tenant(s) has a Primary Language other than English of: Spanish Other: _____.

Initials: _____
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3. Premises: Landlord leases to Tenant the following Premises, which includes a Dwelling:

Street Address: _____.

Mailing Address (if different): _____.

Legal Description: _____.

Other Description of Leased Areas: _____.

Additional description or map attached.

(Check if applicable)

The Premises is an Accessory Dwelling Unit (“ADU”).

The Premises includes an ADU occupied by: Owner Other Tenant Vacant/Rentable Vacant/Not Rentable.

Parking/Storage: (check applicable) * See Section USE OF PREMISES for rules, restrictions, and requirements for parking.

The Premises includes the following parking storage for equipment vehicles, trailers, or campers:

Parking Space(s) designated as: _____; _____; _____; _____; _____.

Attached Garage Detached Garage(s) # _____ Carport(s) # _____ Street Parking

_____ Electric Vehicle Charging Station(s) available to use Level 1 Level 2 Level 3.

Shed for storing: Boxes/Personal Items Motorcycles Boats/RVs Small Equipment

Outbuilding for storing: Boxes/Personal Items Vehicles Motorcycles Boats/RVs Large Equipment.

Patio/Balcony [may may not be used for storage of bicycles or other items.

Large Vehicle, Recreational Vehicles, and Trailers Parking and Storage:

Only the following large vehicles, RVs and trailers may be parked or stored at the Premises, subject to stated restrictions:

Semi-Trailer/OTR Motorhome Motorcycles (street) Motor Boat RV (SxS / ATV / Dirt Bike / Personal Watercraft)

Tractor Trailer Other Describe: _____.

Restrictions: _____.

4. Lease Term: Landlord leases the Premises to Tenant for the following time period:

_____ am pm (MST), on the _____ day of _____, 20____. (“Commencement Date”),
and until

_____ am pm (MST), on the _____ day of _____, 20____. (“Lease End Date”)

(altogether the “Lease Term”).

Early Move-in – If box is checked and subject to availability, Landlord approves limited Tenant’s move-in of personal possessions *only* on: _____ (Date/Time), subject to cost of \$ _____ per day. Tenant shall not reside therein, or let others do so, until the Lease Commencement Date or as otherwise authorized by Landlord in writing.

5. Rent and other Lease Charges: (check applicable)

(i.) **Payment Due Date.** Rent and Lease Charges are due and payable in advance, on or before the:

_____ day of each _____ during the Lease Term (“Rent Due Date”).

(ii.) **Rent.** Tenant shall pay Landlord the “Total Rent” for the entire Lease Term in the total amount of \$ _____.

Rent Payment Amount. Rent shall be paid in minimum installments of: (check applicable)

\$ _____, per day week month year other period of: _____.

Prorated Rent. If the Lease Term does not begin/end on the first (1st) day of the month, Rent is prorated as follows:

\$ _____, First Month, Prorated Rent; and/or \$ _____, Last Month, Prorated Rent.

Initials: _____
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