

TO: _____ (Tenant full name(s))

PROPERTY ADDRESS: _____, Colorado

3-DAY NOTICE TO PAY RENT OR QUIT

YOU ARE HEREBY NOTIFIED that the rent for the above premises is past due and unpaid as follows:

Rental period	_____
Monthly rent	\$ _____
TOTAL DUE	\$ _____

You are required to pay the full amount stated above OR vacate the premises within **3 DAYS** of service of this notice, excluding the day of service, weekends, and judicial holidays.

Payment may be made to (landlord / property manager, address or portal):

Failure to pay or vacate within the time stated will result in the initiation of eviction proceedings to recover possession, past-due rent, court costs, and, where allowed, attorney fees.

Dated: _____

Landlord/Agent:

Service method (check one): ☐ Personal delivery ☐ Certified mail ☐ Posted and mailed

Governing statute: C.R.S. § 38-12 (Tenants and Landlords). Template provided by EvictionRiskMap.com for informational purposes only, not legal advice. Verify current Colorado requirements (notice period, required content, and service method) before serving; a defective notice voids the eviction filing.