

# COLORADO LEASE AGREEMENT

**I. THE PARTIES.** This Lease Agreement ("Agreement") made this \_\_\_\_\_ is between:

**Landlord:** \_\_\_\_\_ with a mailing address of \_\_\_\_\_ ("Landlord"), and

**Tenant(s):** \_\_\_\_\_ with a mailing address of \_\_\_\_\_ ("Tenant").

**II. PREMISES.** The Landlord agrees to rent the following property to the Tenant in exchange for the Payment Terms in Section IV:

- a.) **Property Address:** \_\_\_\_\_  
b.) **Residence Type:**  Apartment  House  Condo  Other: \_\_\_\_\_  
c.) **Bedroom(s):** \_\_\_\_\_ **Bathroom(s):** \_\_\_\_\_

**III. LEASE TYPE.** This Agreement shall be considered a: (check one)

- **Fixed Lease** The Tenant shall be allowed to occupy the Premises starting on [START DATE], and ending on \_\_\_\_\_ ("Lease Term"). At the end of the Lease Term, the Landlord and Tenant shall be required to negotiate renewal options, or the Tenant will be forced to vacate the premises.

- **Month-to-Month Lease** The Tenant shall be allowed to occupy the Premises on a month-to-month arrangement starting on \_\_\_\_\_ and ending upon notice of [#] days from either the Landlord or Tenant ("Lease Term").

**IV. PAYMENT TERMS.** During the Lease Term, the Tenant shall be responsible for the following: (check all that apply)

- **Monthly Rent** \$ \_\_\_\_\_ due on the \_\_\_\_ of each month.  
 - **Security Deposit** \$ \_\_\_\_\_ due at signing of this Agreement.  
 - **Last Month's Rent** \$ \_\_\_\_\_ due at signing of this Agreement.  
 - **Other** \_\_\_\_\_

**V. UTILITIES.** The Tenant shall be responsible for all utilities and services to the Premises except for: \_\_\_\_\_.

**VI. ADDITIONAL TERMS.**

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**Landlord's Signature:** \_\_\_\_\_ **Tenant's Signature:** \_\_\_\_\_  
**Print Name:** \_\_\_\_\_ **Print Name:** \_\_\_\_\_