

COLORADO RESIDENTIAL LEASE AGREEMENT

Premises Address: _____ Lease Term: _____

Landlord Information:

Full Name: _____

Address: _____

Phone/Email: _____

Tenant Information:

Full Name(s): _____

Address: _____

Phone/Email: _____

Lease Details:

Monthly Rent Amount: _____ USD

Security Deposit Amount: _____ USD

Late Fee: _____

Due Date: _____

1. Parties

This Lease Agreement (the "Lease") is made between the Landlord and Tenant(s) identified above. Landlord leases the Premises to Tenant under the terms set forth herein.

2. Term

The Lease term shall commence on the agreed date and continue for the period specified above, unless terminated earlier in accordance with this Lease.

3. Rent

Tenant agrees to pay the Monthly Rent Amount to Landlord on or before the Due Date each month. Rent shall be paid at the address or by the method designated by Landlord.

4. Security Deposit

Tenant shall pay the Security Deposit to Landlord upon execution of this Lease. The Security Deposit will be held to cover damages, unpaid rent, or other breaches of this Lease, subject to Colorado law.

5. Use and Occupancy

The Premises shall be used solely as a residential dwelling by the Tenant(s) listed and may not be subleased or assigned without Landlord's prior written consent.

6. Maintenance and Repairs

Tenant shall maintain the Premises in a clean, sanitary, and safe condition and immediately notify Landlord of any needed repairs. Landlord shall be responsible for repairs not caused by Tenant damage.

7. Utilities

Tenant shall be responsible for all utilities and services unless otherwise agreed in writing.

8. Entry by Landlord

Landlord may enter the Premises with reasonable notice and at reasonable times for inspection, repairs, or showing to prospective tenants or buyers, in accordance with Colorado law.

9. Rules and Regulations

Tenant agrees to comply with all reasonable rules and regulations established by Landlord for the safety, care, and cleanliness of the Premises and common areas.

10. Pets

No pets shall be allowed on the Premises without Landlord's prior written consent.

11. Alterations

Tenant shall not make any alterations or improvements without Landlord's prior written approval.

12. Default

Failure to comply with any term of this Lease shall constitute a default. Landlord may pursue all remedies available under Colorado law, including termination of tenancy and recovery of damages.

13. Governing Law

This Lease shall be governed by and construed in accordance with the laws of the State of Colorado.

14. Lead-Based Paint Disclosure

If the Premises were built before 1978, Landlord must provide Tenant with the federally required lead-based paint disclosure and pamphlet.

15. Smoke Detector and Carbon Monoxide Detector

Landlord warrants that the Premises are equipped with functioning smoke detectors and carbon monoxide detectors as required by Colorado law.

16. Assignment and Subletting

Tenant shall not assign this Lease or sublet the Premises without Landlord's prior written consent.

17. Abandonment

If Tenant abandons the Premises, Landlord may take possession and mitigate damages pursuant to Colorado law.

18. Notices

Any notices required under this Lease shall be in writing and delivered in person, by certified mail, or by electronic means if mutually agreed.

19. Entire Agreement

This Lease contains the entire agreement of the parties and supersedes all prior discussions or agreements.

20. Signatures

This Lease may be executed in counterparts, each of which shall be deemed an original. Electronic signatures are binding and enforceable.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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