

## COLORADO RESIDENTIAL LEASE AGREEMENT

State of COLORADO

County of \_\_\_\_\_

**PARTIES.** This Residential Lease Agreement (“Agreement”) made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ is between:

**Landlord Name:** \_\_\_\_\_ (“Landlord”)

Landlord Address: \_\_\_\_\_, AND

**Tenant(s):** \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ (“Tenant”).

The Landlord and Tenant are collectively referred to in this Agreement as the “Parties”.

NOW, for the covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

### 1. LEASE TERM.

The term of this Agreement shall be a period of one (1) year, beginning on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, and ending on the day of \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ hereinafter known as the “Lease Term.”

### 2. OCCUPANT(S).

The Premises is to be occupied strictly as a residential dwelling with the following individual(s) in addition to the Tenant: (check one)

- [OCCUPANT(S) NAME(S)] (“Occupant(s)”)

- There are no Occupant(s).

### 3. PROPERTY.

The Landlord agrees to lease the described property below to the Tenant: (enter the property information)

a.) Mailing Address: [PROPERTY MAILING ADDRESS]

b.) Residence Type:  Apartment  House  Condo  Other: [OTHER]

c.) Bedroom(s): [# OF BEDROOMS]

d.) Bathroom(s): [# OF BATHROOMS]

The aforementioned property shall be leased wholly by the Tenant (“Premises”).

**4. SECURITY DEPOSIT.**

The Tenant shall handover to the landlord the amount of \$\_\_\_\_\_ as Security Deposit upon the execution of this Lease (the "Security Deposit"). The receipt of such Security Deposit is hereby acknowledged by the Landlord who undertakes to hold the same in compliance applicable laws, rules and regulations.

A. **Deductions.** Upon the termination of the Lease, the Landlord may deduct the following from the Security Deposit:

- Unpaid rent;
- Late fees;
- Unpaid utilities
- Cost of repairs beyond ordinary wear and tear;
- Cleaning fee in the amount of \$ \_\_\_\_\_;
- Early Termination Fee
- Brokerage fees
- Others: \_\_\_\_\_.

B. **Return.** The Security Deposit or the balance thereof shall be returned by the Landlord to the Tenant within days after the termination of the Lease or in accordance with the applicable law on Security Deposit, whichever is sooner. In the event that the Landlord shall make any allowable deduction, the Landlord shall provide the tenant with an itemized list of all deductions made specifying the amounts and the respective expenses to which the Security Deposit or parts of it was applied.

C. **Tenant's Forwarding Address:** Upon vacating the Property any and all notices, communication and any other delivery may be made to the Tenant's forwarding address at:

**5. RENT.**

The Tenant(s) shall pay the Landlord in equal monthly installments of \$\_\_\_\_\_ (US Dollars) hereinafter known as the "Rent". The Rent will be due on the \_\_\_ of every month and paid via the following instructions: \_\_\_\_\_

**6. RENT PRE-PAYMENT.**

The Tenant(s) shall:

- Pre-Pay Rent in the amount of \$\_\_\_\_\_ (US Dollars) for the following time-period starting on the \_\_\_ day of \_\_\_\_\_, 20\_\_ and ending on the \_\_\_ day of \_\_\_\_\_, 20\_\_. The Pre-Payment of Rent will be due at the execution of this Agreement.
- Not be required to Pre-Pay Rent.

**7. PURPOSE.**

The Tenant(s) and any Occupant(s) may only use the Premises as a residential dwelling. It may not be used for storage, the manufacturing of any type of food or product, a professional service(s), or for any commercial use unless otherwise stated in this Agreement.

**8. FURNISHINGS.**

The Premises is: (check one)

- To be furnished with the following items: [ENTER FURNISHINGS]
- Not furnished.

**9. UTILITIES.**

The Landlord shall provide the following utilities and services to the Tenant(s):  
\_\_\_\_\_. Any other utilities or services not mentioned will be the responsibility of the Tenant(s).

**10. PARKING.**

The Landlord: (check one)

- Shall provide [#] parking space(s) to the Tenant for a fee of \$[PARKING FEE] to be paid  at the execution of this Agreement  on a monthly basis in addition to the rent. The parking space(s) are described as: [DESCRIBE PARKING SPACES]
- Shall NOT provide parking.

**11. PETS.**

The Tenant: (check one)

- Shall have the right to have [#] pet(s) on the Premises consisting of [TYPES OF PETS] that are not to weigh over [# OF POUNDS] pounds. For the right to have pet(s) on the Premises the Landlord shall charge a fee of \$[PET FEE] that is  non-refundable  refundable unless there are damages related to the pet. The Tenant is responsible for all damage that any pet causes, regardless of ownership of said pet and agrees to restore the Premises to its original condition at their expense.
- Shall not have the right to have pets on the Premises or in the common areas.

**12. SMOKING POLICY.**

Smoking on the Premises is:

- Permitted in the following areas: \_\_\_\_\_
- Prohibited on the Premises and Common Areas.

**13. WATERBEDS.**

The Tenant: (check one)

- Shall have the right to use a waterbed on the Premises.
- Shall not have the right to use a waterbed on the Premises.

#### **14. MAINTENANCE, REPAIR, & ALTERATIONS.**

The Tenant(s) shall, at their own expense and at all times, maintain premises in a clean and sanitary manner, and shall surrender the same at termination hereof, in as good condition as received, normal wear and tear excepted. The Tenant(s) may not make any alterations to the leased premises without the consent in writing of the Landlord. The Landlord shall be responsible for repairs to the interior and exterior of the building. If the Premises includes a washer, dryer, freezer, dehumidifier unit and/or air conditioning unit, the Landlord makes no warranty as to the repair or replacement of units if one or all shall fail to operate. The Landlord will place fresh batteries in all battery-operated smoke detectors when the Tenant(s) moves into the premises. After the initial placement of the fresh batteries it is the responsibility of the Tenant(s) to replace batteries when needed. A monthly "cursory" inspection may be required for all fire extinguishers to make sure they are fully charged.

#### **15. ABANDONMENT.**

In the event that the Tenant(s) abandons the Property the Landlord may declare the Lease terminated, recover possession of the Property, enter the premises, remove the Tenant's belongings and lease the same to another without incurring any liability to the Tenant for doing the same. In the event of the abandonment of the Property, the Landlord may recover from the Tenant unpaid rent until the Property is leased to another person or otherwise occupied by the Landlord or another under the Landlord's right.

#### **16. RIGHT OF ENTRY.**

The Landlord shall have the right to enter the Premises during normal working hours by providing at least twenty-four (24) hours notice in order for inspection, make necessary repairs, alterations or improvements, to supply services as agreed or for any reasonable purpose. The Landlord may exhibit the Premises to prospective purchasers, mortgagees, or lessees upon reasonable notice.

#### **17. NOISE/WASTE.**

The Tenant(s) agrees not to commit waste on the premises, maintain, or permit to be maintained, a nuisance thereon, or use, or permit the premises to be used, in an unlawful manner. The Tenant(s) further agrees to abide by any and all local, county, and State noise ordinances.

#### **18. COMPLIANCE WITH LAW.**

The Tenant undertakes to comply with any and all Federal or state laws, municipal or county ordinances, rules, regulations, codes and all other issuances from authorized government authorities respecting the Property and the Tenant's occupation and use thereof.

#### **19. RETALIATION.**

The Landlord is prohibited from making any type of retaliatory acts against the Tenant(s) including but not limited to restricting access to the Property, decreasing or cancelling services or utilities, failure to repair appliances or fixtures, or any other type of activity that could be considered unjustified.

**20. ENTIRE AGREEMENT**

This Lease and, if any, attached documents are the complete agreement between the Landlord and Tenant concerning the Property. There are no oral agreements, understandings, promises, or representations between the Landlord and Tenant affecting this Lease. All prior negotiations and understandings, if any, between the parties hereto with respect to the Property shall be of no force or effect and shall not be used to interpret this Lease. No modification or alteration to the terms or conditions of this Lease shall be binding unless expressly agreed to by the Landlord and the Tenant in a written instrument signed by both parties.

**Landlord's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Printed Name: \_\_\_\_\_

**Tenant's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Printed Name: \_\_\_\_\_

**Agent's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Printed Name: \_\_\_\_\_



[Build or upload your lease agreement and invite tenants to e-sign](#)