

MODEL LEASE

This lease, made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between \_\_\_\_\_  
\_\_\_\_\_ the landlord, and \_\_\_\_\_  
\_\_\_\_\_ the tenant(s).

The landlord and tenant(s) agree that:

1. The landlord has this day leased to the tenant(s) the premises known and described as: \_\_\_\_\_  
in the City of \_\_\_\_\_, County of \_\_\_\_\_,  
Colorado to be occupied as a resident by said tenant(s) and no more than \_\_\_\_ other persons upon the terms and conditions set forth in this lease. The terms of this lease shall be from \_\_\_\_ o'clock \_\_\_\_\_, 20\_\_ to \_\_\_\_ o'clock \_\_\_\_\_, 20\_\_.
2. Tenants will give 30 days written notice before the end of the lease period of intent to remain in premises on a month-to-month basis or vacate upon termination of the lease. Should tenant(s) occupy the premises after the term of this lease has expired tenant(s) do so as a month-to-month tenant(s). Month-to-month tenant(s) only will give 10 days notice before the end of any rental month before vacating.
3. The tenant(s) shall pay to the landlord \$\_\_\_\_\_ per month payable in advance on the \_\_\_\_ day of each month.
4. The premises are: (check one)  
Unfurnished \_\_\_\_ Partly Furnished \_\_\_\_ Furnished \_\_\_\_  
The following pets will be allowed: \_\_\_\_\_  
Number of keys provided: \_\_\_\_  
Number of children allowed: \_\_\_\_  
Waterbeds allowed: yes \_\_\_\_ no \_\_\_\_
5. The tenant(s) shall arrange within three (3) business days after occupancy for billing to tenant(s) address and be responsible to pay for the following utilities: (check those applicable)  
Water and Sewer \_\_\_\_  
Gas \_\_\_\_  
Electricity \_\_\_\_  
Trash pick-up \_\_\_\_  
Other \_\_\_\_\_  
Other utilities not checked above or otherwise specified shall be the responsibility of the landlord.

6. The tenant(s) has this day paid a security or damage deposit of \$\_\_\_\_\_ which shall be returned at the expiration of this lease within a period of 30 days, less the cost of repairing any actual damage (except ordinary wear and tear) caused by the tenant(s) or anyone's action under tenant(s) control, the cost of putting the premises in as clean a condition as when they were rented and any rent, utilities or charges due.

7. The tenant(s) shall:

- a. Pay all rents promptly when due to the landlord at \_\_\_\_\_.
- b. Make no alterations, installations, repairs, or redecorations (including painting) of any kind to the premises without first obtaining written permission by \_\_\_\_\_.
- c. Keep the apartment/house and grounds in a clean and sanitary condition. Ground maintenance including the lawn and yard care should be the responsibility of \_\_\_\_\_.
- d. Abide by all rules and regulations in effect at the time of signing this lease (a copy of which is attached to and make a part of the lease) and to such amended rules or regulations which tenant(s) assents to in writing.
- e. Place garbage and refuse inside the containers provided.
- f. Refrain from acts or practices which create noise that unreasonably disturbs the neighbors.
- g. Pay for any damage to the leased premises or the appliances, and fixtures therein caused by negligence of the tenant or any member of tenant(s)' family or guests. Damage due to ordinary and reasonable wear and tear expected.
- h. Be responsible for liability, theft, and accident in their own unit unless caused by the landlord's negligence.
- i. Abide by governmental laws and regulations regarding care and occupancy of the premises.
- j. Give prompt notice to landlord or manager of any maintenance required.

8. The landlord shall be responsible for performing the following maintenance duties as expediently as possible during the term of this agreement.
  - a. Repairs to the exterior of the premises.
  - b. Repairs to sewers, heating, all appliances, wiring and plumbing facilities.
  - c. Repairs to all common areas, doors, locks, windows, stairs, and floors.
  - d. Keep premises free from vermin and rodents when such conditions are known to exist or taking necessary action to handle the problem.
  - e. Painting, when necessary, of all interior areas of the premises with interior non-lead based paint of a grade capable of being washed without streaking.
  - f. Provision of an adequate number of refuse containers.

Tenant(s) shall be responsible for any of the above items if they are made necessary by the acts of the tenant(s) or tenant(s)' guests.

9. Landlord agrees that the leased property is in conformance with applicable zoning and housing codes.
10. The landlord warrants that the premises are in a habitable condition. If the building is destroyed and made untenable by fire or other causes, the landlord or tenant(s) shall have the right to terminate this lease and landlord shall return tenant(s) deposit and the unused portion of any prepaid rents.
11. The landlord or landlord's agent(s) shall have the right to enter the leased premises for the following purposes:
  - Inspecting the premises for damage or needed repairs or improvements only, without intruding into the tenant(s) personal effects
  - Making necessary repairs or improvements
  - Exhibiting the premises to prospective tenants, purchasers, or mortgagesSuch entry may be made after at least 24 hours advance notice, stating time and purpose of the entry whenever possible and agreed to by the tenant. Entry may be made without prior notice only if the landlord or his/her agent reasonably believes that an emergency exists, such as a fire or broken water pipe, and requires immediate entry without notice.
12. The tenant(s) may assign or sublet the leased premises for any part of the term of this lease, upon written consent of the landlord, which consent shall not be reasonably withheld, and which shall not relieve the tenant(s) of further liability for rent.

13. All notices to quit and evictions shall be issued in strict adherence to the laws of Colorado regarding forcible entry and detainer.
14. Should any tenant be called into military service or receive an involuntary job transfer during the term of this lease, the lease shall be deemed at an end at the option of the tenant on the date of said call-up or transfer and all rights and obligations of landlord and tenant under this lease shall cease on that date. Tenant is expected to notify landlord and furnish proof as soon as tenant is notified of said call-up or transfer.
15. A Check-List Before Move-In, an Inventory of Furniture, a List of Existing Damages, Defects, and Necessary Cleaning is to be completed within 10 days of the date of occupancy by the tenant and attached to and made a part of this lease.

16. Additional Remarks (if none, write Not Applicable): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This lease and written notations upon it constitute the entire lease agreement between landlord and tenant(s).

Owner: \_\_\_\_\_ Tenant(s): \_\_\_\_\_  
Agent: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

Management Firm: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

Note: One copy is to be retained by landlord and one by the tenant(s).