

RESIDENTIAL LEASE AGREEMENT - COLORADO

Location: _____ Lease Term: _____

Parties:

Landlord Name: _____

Landlord Address: _____

Landlord Phone/Email: _____

Tenant Name: _____

Tenant Address: _____

Tenant Phone/Email: _____

Property:

Address of Premises: _____

Type of Property: _____

Rent and Payments:

Monthly Rent Amount: _____ USD

Security Deposit: _____ USD

Payment Due Date: _____

Late Fee Policy: _____

1. Lease Term and Possession

Landlord leases the Premises to Tenant, and Tenant takes the Premises from Landlord, for the term specified above, under the terms and conditions contained in this Agreement. Tenant shall be entitled to possession upon full execution of this Lease and payment of all required deposits and rent.

2. Rent

Tenant agrees to pay the Monthly Rent Amount on or before the due date each month. Payments shall be made to the Landlord at the address specified or at another place designated by the Landlord. Late payments shall incur late fees as set forth in this Agreement.

3. Security Deposit

Tenant shall pay the Security Deposit to Landlord upon execution of this Lease. The Security Deposit shall secure Tenant's performance of obligations and may be used for damages beyond normal wear and tear, unpaid rent, or other breaches of this Lease pursuant to Colorado law.

4. Use of Premises

Tenant shall use the Premises solely for residential purposes and shall comply with all applicable laws, regulations, and community rules. Tenant shall not engage in any illegal activities or cause nuisance or damage to the Premises or neighboring properties.

5. Maintenance and Repairs

Tenant shall keep the Premises clean and in good order. Tenant shall promptly notify Landlord of any needed repairs.

Landlord shall maintain the Premises in compliance with applicable health and safety codes, including the repair of structural, plumbing, electrical, and heating systems.

6. Utilities

Tenant shall be responsible for payment of all utilities services unless otherwise specified. Landlord shall provide Tenant with written notice of which utilities are Tenant's responsibility.

7. Alterations and Improvements

Tenant shall not make any alterations, improvements, or additions to the Premises without Landlord's prior written consent. Any approved alterations shall become the property of Landlord upon termination of this Lease unless otherwise agreed.

8. Entry by Landlord

Landlord may enter the Premises to inspect, make repairs, or show the property to prospective tenants or buyers. Except in emergencies, Landlord shall provide Tenant with reasonable notice and enter at reasonable times as required by Colorado law.

9. Subleasing and Assignment

Tenant shall not assign this Lease or sublease any part of the Premises without Landlord's prior written consent, which shall not be unreasonably withheld.

10. Pets

Pets are not allowed on the Premises unless otherwise agreed in writing. Any approved pets may be subject to additional fees or deposits.

11. Default

If Tenant fails to perform any obligation under this Lease, including timely payment of rent, Landlord may terminate this Lease and pursue all remedies available under Colorado law after providing Tenant any required notices.

12. Abandonment

If Tenant abandons the Premises, Landlord may take possession, re-rent the Premises, and apply any proceeds to Tenant's obligations under this Lease.

13. Governing Law

This Lease shall be governed by and construed in accordance with the laws of the State of Colorado, without regard to conflict of law principles.

14. Entire Agreement

This Lease contains the entire agreement of the parties and supersedes all prior understandings or agreements, written or oral, regarding the Premises.

15. Amendments

Any amendments or modifications to this Lease must be in writing and signed by both parties.

16. Severability

If any provision of this Lease is held invalid, illegal, or unenforceable, the remaining provisions shall continue in full force and effect.

17. Notices

All notices provided under this Lease shall be in writing and delivered personally or sent by certified mail, return

receipt requested, to the addresses specified above or to such other address as either party may designate.

18. Lead-Based Paint Disclosure

If the Premises were built before 1978, Landlord must provide Tenant with a federally required Lead-Based Paint Disclosure form.

19. Liability and Indemnification

Tenant agrees to indemnify and hold Landlord harmless from any claims, damages, losses, or expenses arising from Tenant's use of the Premises, except to the extent caused by Landlord's negligence or willful misconduct.

20. Signatures

This Lease may be executed in counterparts, each of which shall be considered an original. Electronic signatures shall be considered valid and binding as original signatures.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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