

Colorado Rental Agreement

This **LEASE AGREEMENT** (hereinafter referred to as the "**Agreement**" or "**Lease**") has been signed by and between;

_____ (hereinafter referred to as "**Landlord**"), residing at _____,

and

_____ (hereinafter referred to as the "**Tenant**"), residing at _____,

WHEREAS the Landlord is the owner of a real property in fee simple with the address at _____ (hereinafter referred to as "**Property**");

WHEREAS the Landlord intends to lease the property to the Tenant, and the Tenant intends to lease the property from the Landlord with the terms and conditions indicated herein;

NOW, THEREFORE, for and in consideration of the foregoing premises of the Parties, the Parties agree as follows:

RENT. The parties agreed that the monthly lease amount shall be _____, paid on the _____ day of every month;

USE OF PROPERTY. The Landlord and the Tenant mutually agree that the property shall only be used for _____.

LEASE PERIOD. The lease period shall be _____, commence on _____ and shall expire on _____.

TERMINATION. Conforming to the applicable legislation of the State of Colorado, any termination intended by any party in this tenancy must properly be complied with by the parties.

LATE PAYMENT. In case of delay in payments or payments made after 3 days from the due date shall be charged an additional amount of _____.

DEFAULT. In case of failure of payment after 7 days from the due date, the Landlord may declare the Tenant in default and may, therefore, exercise all rights and remedies available including, but not limited to, a legal course of action.

SECURITY DEPOSIT. A security deposit of _____ shall be held by the Landlord at an interest bearing account devoted for security deposit at _____ with branch address at _____ .Upon termination of this lease, the Landlord shall return the amount, after deductions for possible incurred damages to the premises. However, any damages due to reasonable wear and tear due to continued use or extraordinary damages by which the Tenant is not at fault shall not be deducted from the Security Deposit amount. Any deductions made from the security deposit during the tenancy shall be replenished immediately by the Tenant.

IMPROVEMENTS. Improvements may only be considered to be made over the premises that may constitute drilling and installing furnishings upon signed written consent given by the Landlord.

INSPECTION. An inspection report shall be made by the Landlord before the occupation of the property and after the termination of this Agreement. While during the effectivity of this Lease, the Landlord may inspect the property upon giving due notice to the Tenant with _____ days prior notice.

UTILITIES. Tenant shall be accountable for the payment of utilities for the required usage of the leased property.

GOVERNING LAW. This Lease Agreement shall be construed, governed, and interpreted in accordance with the laws of the State of Colorado.

SEPARABILITY CLAUSE. Any invalidity to the provisions herein as may be declared by a competent court, the said invalid clause shall be the only one affected and the rest shall remain effective and enforceable.

AMENDMENT AND MODIFICATIONS. The parties to this contract hereby agree that no modifications, alterations, or amendments can be made unless authorized and signed by both parties.

SUBLETTING. Subletting or assigning the use of shall be _____. Subletting that may be allowed by the Landlord shall not be deemed to be a consent to any subsequent subletting.

NON-WAIVER. The failure of any party to perform his rights under this agreement shall not be constituted as a waiver unless a written consent and signed by the waiving party has been made.

COUNTERPARTS. This Agreement may form into two or more electronic counterparts, each of which may be considered as a separate contract on its own but when combined together shall constitute as one and the same agreement.

DAMAGE. Any damage to the property caused by the Tenant, the Tenant's guests, family, and other relatives, such damage shall be accountable to the Tenant. The Landlord may have the right to terminate the Lease Agreement for reasonable and just causes due to the damages incurred.

MAINTENANCE. The Tenant shall be responsible for maintaining the premises and promptly repair damages in the property. The Tenant shall notify the Landlord immediately of any damage in the property which may interfere with the property's normal use.

ABANDONMENT. The premises shall be considered to have been abandoned in case the Tenant fails to notify the Landlord of his absence over the property for at least _____. In the case of abandonment, the tenant may have the right to enter the premises and take possession of the personal properties found therein and dispose of it as may be deemed necessary.

DISPUTES. In case of dispute arising from this agreement, the parties herein agree that the matter shall be resolved by _____.

TERMINATION. The parties may terminate this lease provided that the terminating party shall notify the other with 30 days prior notice.

ASSIGNMENT. This agreement inures the benefit of, and is binding to the heirs, assigns, successors, administrators, and executors of the parties hereto.

CURRENCY. The currency used as agreed in any payments under this Agreement shall be in

NOTICES. Notices sent by post to the addresses of the parties specified in this Agreement are valid and have legal consequences. The Tenant may also contact the Landlord through email at _____ or via phone at _____.

IN WITNESS WHEREOF, the parties have signed this agreement on the _____ of _____, _____.

Landlord

Tenant

Name

Name

Date

Date

Signature

Signature



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