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Single Family Recommended Lease Language

“ (check if applicable) Pursuant to C.R.S. § 13-40-104(5)(b), because Landlord owns five or fewer single family rental homes, Landlord is exempt and is not required to provide Resident with a written ten-day notice for non-payment of rent, non-monetary Lease violations, or subsequent violations of the same condition or covenant of this Lease as required by C.R.S. § 13-40-105(1)(d) - (1)(e.5)(II), and Landlord may instead serve Resident with a written five-day notice for such violations of this Lease.”