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Residential Lease Agreement

State of Colorado

Homes this form does not cover

This form was not written for manufactured or mobile homes, condominiums or co-ops, or subsidized housing.

Key terms

Home: _____

Landlord: _____

Tenant: _____

Term: From _____ to _____, or month to month

Rent: $_____ a month, due on the _____ day

Security deposit: $_____

Late fee: See Late fee below

Utilities Tenant pays: _____

1. Who this lease is between

This lease is between _____ ("Landlord") and _____ ("Tenant"). If more than one person signs as Tenant, "Tenant" means each of them.

Tenant's phone: _____.

2. Owner, manager and legal papers

Landlord's mailing address is _____.

Landlord's phone number is _____.

Landlord's email is _____.

Who owns the home (tick one):

☐ Landlord signs this lease as property manager or agent for the owner: _____, _____.

☐ Landlord owns the home.

The person who accepts notices and legal papers for Landlord is _____, at

_____. Landlord will tell Tenant in writing if any of these details change.

3. Emergency and repairs contact

In an emergency, call 911 first if anyone is in danger. The emergency contact for an urgent problem with the home, such as a burst pipe or no heat in cold weather, is _____, at any hour.

Send repair requests to _____.

4. Who lives in the home

The people who sign as Tenant and these other people may live in the home: _____. No more than _____ people may live in the home.

A child born to, adopted by or placed with Tenant during this lease may live in the home. Tenant will tell Landlord so this list stays correct.

5. The home

Landlord rents to Tenant the home at _____, in Colorado (the "Home"). Tenant may also use any shared areas of the property that are meant for tenants, such as hallways, laundry rooms and yards, subject to the rules in this lease.

6. How long this lease lasts

Length of this lease (tick one):

☐ This lease starts on _____ and ends on _____.

☐ This lease starts on _____ and continues month to month until one side ends it as this lease describes.

If the Home is not ready for Tenant on the start date, Tenant owes no rent until it is. If it is still not ready 7 days after the start date, Tenant may cancel this lease in writing and get back everything Tenant has paid. Tenant keeps any other right the law gives in this situation.

7. When the term ends

When the fixed term ends (tick one):

☐ When the term ends, this lease continues month to month on the same terms unless either side has given the notice this lease requires.

☐ This lease ends on the end date and Tenant will move out by that day.

☐ This lease ends on the end date unless both sides sign a renewal.

Colorado law protects many tenants who have lived in a home for at least twelve months from being removed without a cause the law lists. Where that protection applies to Tenant, Landlord will not treat the end of this lease's term, by itself, as a reason to remove Tenant, and nothing in this lease waives or changes that protection.

If Tenant stays after this lease has ended without Landlord's agreement, Tenant owes rent for each day of the stay at this lease's daily rate, and Landlord may use the process the law allows to regain the Home.

8. Rent

Rent is $_____ a month, due in advance on the _____ day of each month. Tenant does not need a reminder to pay it.

If the due day is a Saturday, Sunday or legal holiday, rent received on the next business day is on time.

Pay rent to _____ at _____.

9. How to pay

Tenant may pay rent by:_____.

Paying online (tick one):

☐ Rent cannot be paid online.

☐ Tenant may pay rent online with no fee.

☐ Tenant may pay rent online. Paying online is optional, and the fee of_____ applies only to a payment Tenant chooses to make that way. It is not part of the rent.

10. First month's rent

If this lease starts after the first day of a month, the first payment covers only the days from the start date to the end of that month: $_____. If no amount is written here, the full rent is due from the start.

11. Late fee

If rent is not received within _____ days after the due date, Tenant owes a late fee of _____. The fee is charged once for each late payment and is never added to another late fee. No late fee is owed on rent Tenant lawfully withholds. If no amount is written here, no late fee is charged.

Whatever number of days is written above, Landlord will not charge a late fee unless rent is late by at least seven calendar days. A late fee will not be more than the greater of $50 or 5 percent of the past due rent payment. Landlord charges a late fee only once for each late payment, except that Landlord may charge it more than once for the same late payment if the fees together stay within that limit. This replaces the statement above that the fee is charged once and is never added to another late fee. Landlord will give Tenant written notice of a late fee within 180 days after the date the rent payment was due, and will not charge a late fee without that notice.

Landlord will not charge interest on a late fee, will not take a late fee out of a rent payment, and will not charge a late fee for any part of the rent that a rent subsidy provider, and not Tenant, is responsible for paying. Landlord will not remove Tenant, start a court process to remove Tenant, or end this lease because Tenant has not paid a late fee.

12. Returned payments

If a check or other payment is returned unpaid, Tenant owes a returned-payment fee of $_____, and still owes the payment itself. If no amount is written here, no returned-payment fee is charged.

13. Partial payments

Partial payments (tick one):

☐ Landlord does not have to accept less than the full amount due. There is no charge for offering a partial payment.

☐ Landlord accepts partial payments, with no extra charge. Tenant still owes the rest by the due date.

A payment goes first to the oldest rent owed, then to other amounts owed. Accepting a partial payment does not cancel what is still owed, and does not give up any right unless Landlord agrees in writing or the law says

otherwise.

14. Other fees

Any other fee is listed here, with what it is for. If nothing is written here, this lease requires no other fee.

Fee: _____ Amount: $_____ ☐ each month ☐ one time, refundable ☐ one time, not refundable
It is for: _____

Fee: _____ Amount: $_____ ☐ each month ☐ one time, refundable ☐ one time, not refundable
It is for: _____

Fee: _____ Amount: $_____ ☐ each month ☐ one time, refundable ☐ one time, not refundable
It is for: _____

The set monthly payment for living in the Home is the only amount that is rent. Every other amount or fee in this lease, including any fee for utilities or services, is not rent.

If Landlord is billed for a service by someone else and Tenant must pay for it, Landlord will not charge Tenant a markup or fee on that service of more than 2 percent of the amount Landlord was billed, or more than a total of $10 a month, and never both.

15. What is due at move-in

Due before Tenant moves in. If no amount is written on a line, nothing is due for it.

First month's rent: $_____

Security deposit: $_____

Pet deposit: $_____

Key deposit: $_____

Last month's rent paid up front: $_____

Other: $_____

Total due at move-in: $_____

16. Security deposit

Tenant pays a security deposit of $_____. It remains Tenant's money, held against what Tenant may owe at the end of this lease. It is not rent, and Tenant may not use it as the last month's rent unless Landlord agrees in writing.

Landlord may keep reasonable amounts from the deposit only for: unpaid rent; unpaid utility charges; other unpaid lawful charges listed in this lease; and necessary repair of damage or defective conditions that go beyond normal wear and tear and did not exist before the tenancy began. Landlord will not keep any of the deposit to cover normal wear and tear, or for any damage or defective condition that existed before the tenancy began.

Tenant gets back the rest. To speed that up, Tenant should give Landlord a forwarding address in writing when moving out. Any other deposit this lease lists is handled the same way. Where the law limits deposits, it may count toward that limit.

No later than 30 days after this lease ends or Tenant gives up the Home, whichever happens last, Landlord will return the full deposit to Tenant.

If Landlord has actual cause to keep any part of the deposit, Landlord will give Tenant, within the same 30 days, a written statement listing the exact reasons for keeping it, and will send Tenant the difference between the

deposit and the amount kept, along with any documentation the law requires. Landlord may send the statement and any documentation to Tenant's last-known address, or to any email address for Tenant that Landlord has actual notice of. Landlord will send the payment by mail to Tenant's last-known address or, with Tenant's consent, by secured electronic transfer.

If Tenant leaves under the gas hazard paragraph of this lease, Landlord will deliver the deposit, less any amount Landlord has actual cause to keep, plus any rent Tenant paid for the time after Tenant leaves, within 72 hours after Tenant leaves instead of 30 days, with a written statement of the exact reasons for keeping any part. If the 72nd hour falls on a Saturday, Sunday or legal holiday, Landlord will deliver it by noon on the next day that is not one. Tenant will give Landlord a correct forwarding address.

17. Where the deposit is held

Landlord will hold and account for the deposit as Colorado law requires.

18. Rent increases

During a fixed term, rent stays the same unless both sides agree in writing.

Landlord will not increase the rent more than one time in any twelve-month period of Tenant's consecutive occupancy of the Home, whether the tenancy is for a fixed term, month to month or an indefinite term. Landlord will give Tenant written notice of any increase.

19. Using the home

The Home is Tenant's private home. Quiet work from home that brings no customers, signs or extra traffic is fine. Any other business use needs Landlord's written agreement.

20. Guests

Guests are welcome. A guest who stays more than _____ days in a row becomes someone who lives in the Home, and needs Landlord's written agreement first, which will not be unreasonably refused. Tenant is responsible for how guests behave and for any damage they cause.

21. Subletting and transfer

Tenant may not sublet the Home or transfer this lease without Landlord's written agreement. Landlord will consider each request fairly and answer in writing within a reasonable time.

22. Short-term rentals

Tenant may not rent out the Home or any room for short stays, through a listing site or otherwise, without Landlord's written agreement.

23. Everyone is responsible together

Each person who signs as Tenant is responsible for all of what this lease requires, including the whole rent, and not only a share. Landlord may ask any one of them, or all of them, for what is owed. This does not take away any right the law gives a person to leave a lease early, or to be released from it.

24. Pets

Pets (tick one):

☐ No pets may live in or visit the Home without Landlord's written agreement.

☐ These pets may live in the Home: _____. Tenant will keep them under control, clean up after them and pay for any damage they cause beyond normal wear and tear.

25. Assistance animals

An assistance animal for a person with a disability is not a pet. The pet rules, pet deposits and pet rent do not apply to it, though Tenant may be responsible for damage it causes, as the law provides. Landlord will consider requests as fair-housing law requires.

26. Smoking and vaping

Smoking and vaping (tick one):

☐ No one may smoke or vape anything inside the Home, on its balconies or patios, or in shared indoor areas.

☐ Smoking and vaping are allowed inside the Home. They are not allowed in shared indoor areas. Tenant pays for any damage beyond normal wear and tear, including burns and lasting odor.

27. Parking and vehicles

Parking (tick one):

☐ No parking comes with this lease.

☐ This parking comes with the Home: _____. Vehicles parked there must be in working order and legally registered. A vehicle may be towed only as the law allows.

28. Storage

☐ This storage comes with the Home: _____. Tenant may not keep anything dangerous there.

29. Keys and locks

At move-in Tenant receives:_____. Tenant returns all keys at move-out.

Tenant will not change or add a lock without Landlord's written agreement, unless the law gives Tenant the right to, and will give Landlord a key to any new lock unless the law says otherwise.

If Tenant loses a key, or asks to be let in, the charge for that help is_____. If no amount is written here, there is no charge.

Except through the eviction process the law provides, Landlord will not lock Tenant out, remove doors or belongings, or shut off a utility to make Tenant leave or pay.

30. House rules

Tenant will follow any written rules Landlord has given Tenant. A rule must be fair, clear and apply to all tenants alike. A later rule that materially changes this lease needs Tenant's written agreement, unless the law allows it on notice.

Community rules (tick one):

☐ No homeowners association or community rules apply to the Home.

☐ Homeowners association or community rules apply to the Home. Landlord has given Tenant a copy, and Tenant will follow them.

31. Changes to the Home

Tenant needs Landlord's written agreement before painting, or making any lasting change to the Home. Small nail holes for pictures are normal wear and tear. A Tenant with a disability may ask to make a change the person needs, as fair-housing law allows.

32. Respect for neighbors

Tenant, Tenant's household and guests will not disturb neighbors' peaceful enjoyment of their homes, make the property unsafe or use the property for anything illegal.

33. Move-in condition record

☐ Before Tenant moves in, Landlord and Tenant will do a move-in inspection and sign the attached Move-in Condition Record, a move-in checklist of the condition of the Home and everything Landlord provides in it.

☐ Before Tenant moves in, Landlord and Tenant will do a move-in inspection and sign the inspection report, a move-in checklist of the condition of the Home and everything Landlord provides in it. The signed report is part of this lease.

Each keeps a copy. Tenant may add anything found in the first 7 days by writing to Landlord. The record is used at move-out to tell damage from what was already there.

34. What Landlord takes care of

Landlord will keep the Home fit to live in, as the law requires: its structure, roof, doors and windows; its plumbing, electricity, heating and hot water; anything else Landlord provides in it; and any shared areas.

Tenant does not pay for repairs that are Landlord's duty, unless Tenant, someone in Tenant's household or a guest caused the problem through a deliberate or careless act, and the law allows the charge.

35. What Tenant takes care of

Tenant will keep the Home clean and safe, put out trash and recycling, use its fixtures and appliances properly, and promptly report anything that needs repair. Tenant pays to fix damage beyond normal wear and tear caused by Tenant, Tenant's household or guests.

36. How to ask for a repair

Tenant should ask for repairs in writing, by message or email, to the contact named above, and by phone in an emergency. Landlord will respond within a reasonable time, and sooner when health or safety is at stake. Nothing here takes away a right the law gives Tenant if a repair is not made.

37. Reporting a problem to the authorities

Tenant may report a nuisance, or code violations of a building, safety or health code, to the local government office that handles them, or to the police if it is a crime.

Landlord will not retaliate against Tenant for making a report in good faith.

38. Smoke and carbon monoxide alarms

The Home has working smoke alarms and, where the law requires them, carbon monoxide alarms. Tenant will test them regularly, leave them connected and tell Landlord at once if one is not working.

39. Appliances and furnishings

These come with the Home: _____. Landlord repairs them unless Tenant, Tenant's household or a guest caused the damage.

40. Pests and bed bugs

Tenant will keep the Home clean, tell Landlord promptly about any sign of pests or bed bugs, and cooperate with treatment. Landlord will deal with pests as the law requires, and Tenant pays only where Tenant's household or guests caused the problem and the law allows the charge.

41. Mold and moisture

Tenant will use fans and open windows to control moisture, wipe up water promptly and tell Landlord promptly about any leak or mold. Landlord will fix leaks and the moisture problems that are Landlord's duty.

42. Utilities and services

Tenant pays for these utilities:_____. Landlord pays for these utilities: _____.

These services come with the rent: _____.

Tenant will open any account in Tenant's own name that Tenant is responsible for, and keep it paid, so that service is not cut off.

43. Yard and snow

Yard and snow, for a house (tick one):

☐ Tenant takes care of the yard and clears snow and ice from the Home's walkways.

☐ Landlord takes care of the yard and clears snow and ice from the Home's walkways.

44. Renters insurance

Renters insurance (tick one):

☐ This lease does not require renters insurance, and Landlord recommends it. Landlord's insurance does not cover Tenant's belongings.

☐ Tenant will carry renters insurance with at least $_____ of liability coverage and show proof when asked. Landlord's insurance does not cover Tenant's belongings.

45. Belongings and responsibility for harm

Landlord does not insure Tenant's belongings. Nothing in this lease excuses Landlord, Landlord's agents or employees, or Tenant from responsibility for negligent or wrongful acts, or for anything else the law makes them responsible for.

46. Fire or other serious damage

If fire, flood or something else that Tenant did not cause makes the Home unfit to live in, Tenant should tell Landlord in writing. Landlord must then start repairs within the time Colorado law sets and keep working until the Home is repaired. If the condition seriously threatens Tenant's life, health or safety and Tenant asks, Landlord will give Tenant a comparable home or a hotel room at no cost to Tenant. Tenant still owes the rent under this lease while Tenant is in that home or room. Tenant may end this lease as Colorado law allows if the

condition is not repaired. Landlord may end this lease early because of damage only in the limited case Colorado law allows: a sudden environmental event or a government action damages the Home so that living in it is impossible or unlawful, and repairs are not practical. Landlord must then give at least 30 days' written notice, return the deposit by the date the lease ends, let Tenant get belongings from the Home, and refund rent paid for time the Home could not be lived in when no comparable home or hotel room was given.

47. When Landlord may enter

Landlord may enter the Home for the reasons the law allows, such as to inspect it, make repairs or agreed improvements, or show it to buyers, new tenants, lenders or workers, and will not use entry to harass Tenant.

Landlord will enter the Home at reasonable times and after reasonable notice, except in an emergency.

To enter the Home to begin or continue repair of a condition that makes the Home unfit to live in, Landlord will give Tenant written notice at least 24 hours ahead. The notice will state the date and time Landlord plans to enter and a reasonable estimate of how long Landlord, or anyone acting for Landlord, will need to be in the Home. Landlord does not have to give that advance notice when the condition materially and imminently threatens a person's life, health or safety, or poses an active and ongoing threat of causing substantial and material damage to the building that would happen without immediate repair. Tenant may agree to shorter notice. Otherwise Tenant may reasonably deny entry at the date and time Landlord asks; Landlord will then propose, and Tenant may accept or propose, a reasonable alternative date and time.

To enter the Home to inspect for or treat bed bugs, Landlord will give Tenant reasonable written or electronic notice at least 48 hours before Landlord, an inspector or a pest control agent tries to enter. Tenant may waive that notice, and will not unreasonably deny access after receiving it.

48. Showing the Home

When the Home is for sale, or this lease is ending, Landlord may show it to buyers or new tenants under the entry rules above, and may put up a sign if the law allows.

49. Giving notice to move out

To end a month-to-month tenancy, or to end this lease at the end of its term where notice is needed, either side gives the other written notice, at least as far ahead as any period the law sets.

A notice must be in writing and say the date the tenancy ends.

50. Leaving early

☐ Tenant may end this lease early by giving _____ days' written notice and paying _____. Once Tenant has done that and moved out, Tenant owes no more rent after the date in the notice.

If this lease ends early because a Tenant dies, Landlord will not charge liquidated damages, will not charge rent for a period beyond the end of the month or more than ten business days after the Home is vacated following notice to Landlord of the death, whichever is later, will not ask Tenant or Tenant's estate to repay any concession or move-in discount, and will not charge any other fee, damages or penalty because the lease ended early.

If a condition that makes the Home unfit to live in stays unrepaired, Tenant may end this lease without liability or financial penalty by giving Landlord written notice, ten to sixty days before the date Tenant plans to end the lease, that states the condition, Tenant's intent to end the lease and move out, and the date, which will be at least ten days after the notice is given. If the same condition comes back within six months after it was

repaired, Tenant may do the same by giving the notice within thirty days after it comes back, at least ten days before the date Tenant plans to end the lease. If Landlord begins or finishes the repair before that date, Landlord and Tenant may agree in writing to keep this lease going.

If Tenant tells Landlord in writing of a hazardous condition of a gas appliance, piping or other gas equipment, Landlord will have it repaired by a professional within 72 hours after Landlord receives the notice, not counting Saturdays, Sundays and legal holidays. If it is not repaired in that time and the building stays hazardous, Tenant may choose to leave. When Tenant leaves, this lease becomes null and void and Tenant owes no rent for the time after Tenant leaves.

If Tenant moves out early with no right to, Tenant owes rent until the Home is rented to someone else or the term ends, whichever comes first. Landlord will make reasonable efforts to rent the Home again, and Tenant also owes the reasonable cost of doing so, if the law allows it.

51. Military service

A Tenant who joins the military, or who is on active duty and receives orders for a permanent change of station or a deployment of 90 days or more, may end this lease early under the federal Servicemembers Civil Relief Act, by giving Landlord written notice and a copy of the orders. The Act also covers a servicemember's household in some cases. Landlord may not charge an early-termination fee for using this right.

52. Safety, and other rights to leave early

Whatever this lease says, Landlord will not end this lease, charge a penalty, or take any other adverse action against Tenant because Tenant called the police or other emergency help about unlawful sexual behavior, stalking, domestic violence or domestic abuse. Tenant's right to call for that help can never be waived.

Whatever this lease says, a Tenant who is a victim-survivor of unlawful sexual behavior, stalking, domestic violence or domestic abuse, and who plans to leave the Home out of fear of danger because of it, may end this lease and leave without further obligation, except as this paragraph provides. To do so, Tenant gives Landlord written notice and at least one of these: a self-attestation affidavit that states Tenant is a victim-survivor and that the incident caused or contributed to ending the tenancy; a letter signed by a qualified third party, such as a victim-survivor service provider, an attorney, a social worker, a medical professional, a faith leader or a mental health provider, who believes the incident occurred and is the reason for ending the tenancy; a police report from the prior 120 days stating Tenant reported the incident; or a valid civil, criminal or emergency protection order or restraining order. If Tenant gives notice without the evidence, Tenant will give it to Landlord within seven days after Landlord asks for it in writing.

If Landlord has incurred economic damages as a direct result of that early ending and gives Tenant documentation of them within 30 days after the lease ends, Tenant owes no more than one month's rent after leaving, due within 90 days after Tenant leaves. Tenant owes nothing if another tenant stays on this lease after the victim-survivor leaves. Landlord need not return the deposit until Tenant has paid that month's rent. Landlord will not take from the deposit, or otherwise charge a victim-survivor for, damage caused by the abuse the victim-survivor experienced, and will look for payment of that damage only from the person responsible.

53. If either side breaks this lease

If Tenant does not pay rent or breaks another term, Landlord will give Tenant the written notice the law requires, with any chance to fix the problem that the law gives. If it is not fixed, Landlord may go to court to end the tenancy and recover what is owed. Landlord will not remove Tenant or Tenant's belongings by force or by shutting off essential services, and will use only the steps the law allows, including the court process the law provides.

If Landlord breaks this lease or does not keep the Home fit to live in, Tenant has the rights and remedies the law gives. Neither side gives up a right by waiting to use it, unless the law says otherwise.

54. If Tenant leaves without notice, or leaves belongings

Landlord may treat the Home as abandoned, and deal with anything left behind, only as the law allows.

55. Moving out

When moving out, Tenant will remove all belongings, leave the Home clean and in the condition it was in at move-in apart from normal wear and tear, return all keys and give Landlord a forwarding address in writing. Tenant may ask to be present when Landlord inspects the Home, and Landlord will agree if it can reasonably be arranged, or as the law requires.

56. If the Home is sold

If the Home is sold, this lease stays in force. Landlord will tell Tenant in writing who the new owner is and where to pay rent, and will transfer the deposit as the law requires.

57. Attorney fees

☐ If Landlord and Tenant go to court over this lease, the Home or Tenant's dwelling unit, the court will award reasonable attorney fees and court costs to the side that prevailed, if the court finds that side prevailed and that the fee is reasonable. This applies the same way to Landlord and to Tenant.

58. How notices are given

A notice under this lease must be in writing and delivered by hand, or sent by mail, to Tenant at the Home and to Landlord at the address for notices above. Email or text counts only if both sides have agreed to it in writing and the law allows it. Legal papers are served as the law requires.

59. The whole agreement

This lease and its attachments are the whole agreement. Changes must be in writing and signed by both sides. If any part conflicts with the law, the law controls, and the rest of this lease still applies. Nothing in this lease takes away a right that the law says cannot be given up.

60. Which law applies

Colorado law and any local law that applies to the Home govern this lease.

61. Fair housing

Landlord does not discriminate on any basis the law forbids, including race, color, religion, sex, disability, familial status or national origin. A Tenant with a disability may ask for a reasonable change in rules, services or the Home that the person needs, as fair-housing law provides, by writing to the contact for notices.

62. Signing electronically

Both sides may sign this lease electronically, and an electronic signature counts the same as one on paper. Anyone who would rather sign on paper may ask, and Landlord will arrange it.

63. Copies

Each Tenant receives a signed copy of this lease and its attachments, free of charge, when it is signed. Landlord will give another copy on request, within a reasonable time.

64. Language

If this lease was negotiated mainly in a language other than English, Tenant should ask for a translation, which the law requires in some places, and should ask for help with anything in this lease Tenant does not understand.

65. Lead-Based Paint Disclosure (homes built before 1978)

This section applies if the home was built before 1978, unless the home is exempt under federal law.☐ The home was built in 1978 or later, so this section does not apply.

Lead Warning Statement: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's disclosure (tick one): ☐ Landlord knows of lead-based paint and/or lead-based paint hazards in the housing, as follows: _____. ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Records and reports (tick one): ☐ Landlord has provided Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing: _____. ☐ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's acknowledgment: Tenant has received copies of all information listed above and the pamphlet Protect Your Family From Lead in Your Home.

Agent's acknowledgment, if an agent acts for Landlord: The agent has informed Landlord of Landlord's obligations under 42 U.S.C. 4852d and is aware of the agent's duty to ensure compliance with 40 CFR Part 745, Subpart F.

Certification: By signing this Lease, each person signing certifies that, to the best of their knowledge, the information they have provided above is true and accurate. The dates of signature are those recorded with each signature on this Lease.

66. Source of income

As Colorado Revised Statutes 38-12-801 requires this lease to state, section 24-34-502 (1) prohibits source of income discrimination and requires a non-exempt landlord to accept any lawful and verifiable source of money paid directly, indirectly, or on behalf of a person, including income derived from any lawful profession or occupation and income or rental payments derived from any government or private assistance, grant, or loan program.

67. Electric vehicle charging

Whatever this lease says about changes to the Home or about parking, Tenant may install, at Tenant's own expense and for Tenant's own use, a level 1 or level 2 electric vehicle charging system on or in the Home, in a parking space assigned to or part of the Home, or in a parking space that Tenant and other tenants can both

reach. Landlord will not restrict parking because a vehicle is a plug-in hybrid or plug-in electric vehicle.

Landlord will not charge Tenant any fee for placing or using the charging system, except that Landlord may require repayment of the actual cost of electricity Landlord provided and the system used (or charge a reasonable access fee), repayment of the cost of installing the system if Landlord has it installed at Tenant's request, and a reasonable fee to reserve a specific shared parking space. Tenant will follow bona fide safety requirements that match the building code or a recognized safety standard, will register the system with Landlord within 30 days after installing it if Landlord requires, and will follow Landlord's reasonable rules on its size, placement and outside appearance. A system placed where other tenants can reach it also needs Tenant's written agreement to the further conditions Colorado law allows.

68. If the Home is in Denver: Notice of tenant rights and a copy of this lease

When Landlord and Tenant sign this lease, Landlord will give Tenant the City and County of Denver's written notice of tenants' rights and resources, on the form the City provides or approves. Landlord will give Tenant the same notice again at any time Landlord makes a rent demand posted under Colorado law (C.R.S. 13-40-104).

☐ The City's notice is attached to this lease.

Landlord will give Tenant a copy of this signed lease, within the time and in the manner Colorado law (C.R.S. 38-12-801) requires, and Landlord will not allow Tenant to start living in the Home for more than thirty days, for payment, until Landlord has done so.

69. Signatures

Landlord: _____ Date: _____

Tenant: _____ Date: _____

Tenant: _____ Date: _____

By signing, each party agrees to this lease and its attachments.

Move-in Condition Record

Landlord and Tenant fill this in together before Tenant moves in. Write what is there and what condition it is in, including anything Landlord provides. Note anything already damaged or worn, and take dated photos if you can. Each side keeps a signed copy. This record is part of the lease.

Entry and hallways: _____

Living room: _____

Kitchen: counters, cabinets, sink: _____

Kitchen: stove, oven, refrigerator: _____

Dining area: _____

Bedroom 1: _____

Bedroom 2: _____

Bedroom 3: _____

Bathroom 1: _____

Bathroom 2: _____

Windows, screens, blinds: _____

Floors and carpet: _____

Walls, ceilings, paint: _____

Heating and cooling: _____

Smoke and carbon monoxide alarms: _____

Laundry: _____

Garage, parking, storage: _____

Yard, patio, balcony: _____

Keys and remotes given: _____

Landlord: _____ Date: _____

Tenant: _____ Date: _____

Pet Addendum

This addendum is part of the lease. It applies to these pets only:

_____.

Tenant will keep each pet licensed and vaccinated as the law requires, keep it under control, clean up after it, and make sure it does not disturb neighbors or harm anyone. Tenant pays for any damage a pet causes beyond normal wear and tear.

A new or replacement pet needs Landlord's written agreement. Landlord may ask Tenant to remove a pet that seriously threatens health or safety, or that keeps disturbing neighbors after written warning, as the law allows.

An assistance animal for a person with a disability is not a pet, and this addendum does not apply to it.

Landlord: _____ Date: _____

Tenant: _____ Date: _____

Parking Rules

This addendum is part of the lease. Tenant may park in: _____.

Each vehicle must be in working order and legally registered. Tenant will not store or repair vehicles in a way that leaks fluids, blocks others or breaks local rules. A vehicle may be towed only as the law allows, and with any notice the law requires.

Landlord: _____ Date: _____

Tenant: _____ Date: _____

Smoke-Free Addendum

This addendum is part of the lease. No one may smoke or vape anything inside the Home, on its balconies or patios, in shared indoor areas, or anywhere else on the property that Landlord has marked as smoke-free.

Tenant is responsible for what Tenant's household and guests do. Tenant pays to repair damage caused by smoking or vaping beyond normal wear and tear, including burns and lasting odor. Where a person's disability calls for a change to this rule, Tenant may ask for one as fair-housing law provides.

Landlord: _____ Date: _____

Tenant: _____ Date: _____

Radon disclosure

The Colorado Department of Public Health and Environment strongly recommends that ALL tenants have an indoor radon test performed before leasing residential real property and recommends having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can be reduced by a radon mitigation professional. Residential real property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause of lung cancer overall. A landlord is required to provide the tenant with any known information on radon test results of the residential real property.

What Landlord knows about radon in the Home, including whether radon tests have been done, the most current records and reports of radon concentrations, any radon concentration found and any reduction or repair work done, and any radon reduction system with its description and papers:

_____

Landlord has given Tenant a copy of the most recent brochure on radon in real estate transactions published by the Colorado Department of Public Health and Environment.

Tenant signs below to acknowledge receipt of this disclosure and the brochure before signing the lease.

Landlord: _____ Date: _____

Tenant:_____ Date: _____