

WARRANTY OF HABITABILITY
Follow-up letter, after request for repairs
(Tenant is moving out)

Date: _____

Full Name: _____ of (Owner or Manager)

Address: _____

Dear _____ (manager's name),

This letter is to inform you of your breach of the Warranty of Habitability in Colorado Revised Statute 38-12-507. On _____, (date) I sent you a letter requesting items to be repaired. As of this date you have made no repairs or you still need to complete the following repairs: (Fill in list)

- 1) _____
- 2) _____
- 3) _____
- 4) _____
- 5) _____
- 6) _____

If this work is not completed WITHIN 5 DAYS, I intend to terminate the lease and move out on _____ (put in date you will move-*this must be no less than 10 days nor more than 30 days from the date of this letter*). You may do your move out inspection at 4:00 P.M. that day. I will give you my forwarding address in writing later. (TENANT: IF YOU CHOOSE 10 DAYS, THE LANDLORD HAS 5 DAYS TO COMPLETE THE REPAIRS, WHICH GIVES YOU ONLY 5 DAYS TO MOVE...I RECOMMEND YOU PICK AT LEAST 20 DAYS.)

Signed: _____

Print Tenant's Name: _____

Print Tenant's Full Address: _____

Cc: _____ (Agency Name**)

**** YOU MUST SEND A COPY OF THIS NOTICE TO YOUR LOCAL HOUSING INSPECTION AGENCY. ****