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## BOULDER MODEL LEASE

### 1. Parties

This lease for the rental of residential property is between XXXXXXXX, LLC, ("Owner/Agent") and Your Name Here, Your Name Here, Your Name Here, and Your Name Here ("Resident").

The agent authorized to manage the leased premises for the owner and to enter into this lease is:

Name: KMH Construction, Inc., dba KMH Properties

Address: 2110 Meadow Ave

Boulder, CO 80304

Phone: Kathy Evans – Property Manager - (720) 818-1330

### 2. Leased Premises

Owner/agent hereby leases to resident the premises described below:

Building Address Here

Boulder, CO 80302

The premises shall also include: NONE (but includes refrigerator, stove, washer/dryer)

### 3. Term

**A. Fixed Term.** The term of this lease shall be from 12:01p.m o'clock on August Day, 2024 to 12:01 p.m. o'clock on August Day, 2025. No notice to terminate at the end of such fixed term is necessary unless otherwise agreed in writing.

If resident retains possession of the premises after expiration of the fixed lease term with the permission of owner/agent, resident and owner/agent shall continue to be bound by the terms and conditions of this lease on a month-to-month basis. The lease may then be terminated by either party giving 10 days written notice prior to the end of the rental month.

**B.** If the lease term does not begin on the first day of the month, rent shall be prorated to the last day of that month.

### 4. Rent

**A. Fixed Term.** The total rental price for the term of this lease is \$XX,XXX.XX. Of this amount, the first rental payment in the amount of \$X,XXX.XX is due on August 1, 2024. The remainder is payable in monthly installments of \$X,XXX.XX each, due on the 1<sup>st</sup> day of each month, beginning September 1, 2024. August 2025 rent shall be \$X,XXX.XX as prorated to the XX<sup>th</sup> of that month.

**B.** Rent payments shall be made by the Resident via the online tenant portal (see Addendum). Resident shall incur and be charged \$50 or 5% of the amount of the past due rent payment, whichever is greater, as a late fee for payment of rent received after 6 p.m. o'clock on the 7<sup>th</sup> day of the month. Such fees, which will be considered additional rent, may be collected immediately by owner/agent or, at owner/agent's option, such fee may be withheld from resident's security deposit

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if written notice of such intended withholding is provided to resident. Late fees posted to the Resident's online portal account shall be considered notice. The giving of such notice of intent shall not relieve owner/agent of any obligation pertaining to the security deposit set forth in section 6 of this lease. Late fees may be waived if owner/agent agrees in writing. *Resident should request such waiver by notifying owner/agent on or before the rental due date and mutually arranging an alternative payment date.* \*\*

A charge of up to \$25.00 may be imposed for any resident's check returned to owner/agent because of insufficient funds, whether the check is for rent, security deposit, or other payment.

Any late fee and returned check charge shall be a reasonable estimate of the administrative costs incurred by owner/agent.

## 5. Notice

Unless otherwise specified in this lease, all notices provided by this lease shall be in writing and shall be delivered to the other party personally, or sent by email, first class mail, postage pre-paid, or securely and conspicuously posted, as follows:

To resident: at the premises, or at resident's last known address, or by email all of which as contained in the rental application which is incorporated here in.

To owner/agent at : 2116 Meadow Ave.  
Boulder, CO 80304

Notice to one resident shall be deemed to be notice to all residents.

## 6. Security Deposit

A. Resident has paid Owner/Agent the sum of \$XX,XXX.XX as a security deposit to secure the performance of this rental agreement. Resident may use \$X,XXX.XX of the security deposit for **July 2025 rent**.

B. By optional and mutual agreement between Owner/Agent and Resident, Resident agrees to pay the remaining security deposit in the total amount of N/A according to the following payment schedule: N/A

C. Any advance or deposit of money, whether termed last month's rent, damage deposit, or security deposit, constitutes a security deposit under this section.

D. Resident may not use the security deposit in place of rent without the written permission of owner/agent.

E. 2.00% simple interest per annum shall be paid within one month of termination of the lease or surrender and acceptance of the premises, whichever occurs last, on the full amount of the deposit in the owner/agent's possession.

F. It is the duty of resident to return the premises, including any outside areas, yards or driveways required to be maintained by resident under this lease, to their condition at the commencement of this lease, except for normal wear and tear. *Colorado state law defines normal wear and tear as:*

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*"that deterioration which occurs, based upon the use for which the rental unit is intended, without negligence, carelessness, accident, or abuse of the premises or equipment or chattels by the tenant or members of his household, or their invitees or guests."\*\**

G. Owner/agent shall return the security deposit to resident within 60 days after termination of this lease or surrender and acceptance of the premises, whichever occurs last, unless a longer period of time for return of the deposit is specified here. If actual cause exists for retaining any portion of the security deposit, owner/agent shall provide resident with a written statement listing the exact reasons for the retention of any portion of the security deposit. When the statement is delivered, it shall be accompanied by payment of the difference between any sum deposited and the amount retained. Owner/agent is deemed to have complied with this paragraph G by mailing said statement and any payment required to the last known address of resident. The failure of owner/agent to provide a written statement within the period of time stated above shall work a forfeiture of all owner/agent's rights to withhold any portion of the security deposit.

H. Owner/agent, at owner/agent's option, may use resident's security deposit during the term of this lease to fulfill resident's obligations under this lease. Nothing in this paragraph H shall relieve owner/agent of any obligation created by the state security deposit law set forth in Colorado Revised Statutes 1973, section 38-12-101 et seq.

## 7. Eviction/holding over

A. Owner/agent may evict resident from the premises or undertake other legal action to regain possession for non-payment of rent or substantial breach of the lease.

B. Resident shall continue to be liable for rent and be bound by the other provisions of this lease during the time resident remains in possession of the leased premises even though owner/agent has chosen to seek eviction because of resident's breach of this lease.

C. If the premises are abandoned or if resident is evicted, resident will remain liable for any loss of rent for the remainder of the lease term. Owner/agent will attempt to re-rent the premises to minimize any loss.

D. Eviction procedures, including notice requirements, as set forth in Colorado Revised Statutes 1973, section 13-40-101 et seq. (court-ordered evictions) shall be the sole remedy available to owner/agent to evict a resident.

## 8. Occupancy

No more than XX persons may reside in the leased premises.

*For information on occupancy limits under City of Boulder zoning laws, call the City Zoning Department, 303-441-3280.\*\**

Resident shall not allow guests to stay upon the premises more than 14 days per month without written consent of owner/agent.

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9. **Use**

Resident shall use the premises for residential purposes only unless otherwise agreed in writing. Resident shall not engage in any illegal activities on the premises.

10. **Utilities**

Resident shall be responsible for paying for the following utilities or services connected with the premises (check those applicable):

- |                  |                          |                       |                                     |
|------------------|--------------------------|-----------------------|-------------------------------------|
| A. water         | <input type="checkbox"/> | D. phone (if desired) | <input checked="" type="checkbox"/> |
| B. sewer         | <input type="checkbox"/> | E. gas & electricity  | <input checked="" type="checkbox"/> |
| C. trash pick-up | <input type="checkbox"/> | F. cable TV/internet  | <input checked="" type="checkbox"/> |

Within 3 business days after the beginning of the lease term, resident shall arrange for such utilities or services and for billing directly to resident.

Provision of and the payment for utilities and services listed above but not checked shall be the responsibility of owner/agent.

The party responsible for any particular utility or service shall not be liable for failure to furnish the utility or service when the cause of such failure is beyond that party's control.

11. **Privacy**

Resident shall permit owner/agent to enter the premises at reasonable times and upon reasonable notice for the purpose of making necessary or convenient repairs or reasonable inspections, or to show the premises to prospective residents, purchasers, or lenders. Entry may be made without prior notice only if owner/agent reasonably believes that an emergency exists, such as a fire or broken water pipe, or that the premises have been abandoned.

12. **Assignment/subleasing/release**

Resident shall not assign this lease, or sublet any portion of the leased premises, for any part or all of the term of this lease without prior written consent of owner/agent.

Owner/agent agrees to release resident from this lease if resident finds a replacement resident, acceptable to owner/agent, who will sign a new lease for the remaining term. Owner/agent shall exercise good faith and reasonableness in accepting a replacement resident. Resident shall obtain approval of replacement resident from all parties signed to this lease.

13. **Noise and Nuisance**

Resident agrees not to make any excessive noise or to create any nuisance such as will disturb the peace and quiet of neighbors.

14. **Rules and Regulations**

Resident agrees to abide by all rules and regulations in effect at the time of signing this lease (a copy of which is attached to and hereby made part of this lease) and to such amended rules or regulations which resident agrees to in writing.

15. **Check-in/check-out sheet**

A check-in/check-out sheet may be attached to this lease. *Complete and sign this form within seven days of occupancy in order to help protect both parties.\*\**

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16. **Furnishings**

If the premises are furnished, a separate inventory of the furnishings, including their condition, may be attached to this lease. *Both parties should complete and sign this form within seven days of occupancy in order to help protect both parties.\*\**

17. **Repairs and Maintenance**

*Rental property in the City of Boulder is required to have a rental license. In order to have a rental license, the property must be in compliance with the City of Boulder Housing code, which establishes minimum health, safety and maintenance standards for housing in the City.\*\**

If repairs are required in order for the premises to be in compliance with the Boulder Housing code, owner/agent shall be responsible for making such repairs. Owner/agent shall be responsible for payment of any costs of such repairs unless the repairs were necessitated by the negligence or willful acts of the other party to this lease. If resident believes repairs are necessary, resident should contact owner/agent and request such repairs. *If owner/agent does not correct the problem within a reasonable time, resident should contact the Boulder Housing Inspection Division (303-441-3152) to request assistance.\*\**

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Resident shall not make repairs without written consent of owner/agent.

Resident shall pay reasonable charges (other than for normal wear and tear) for the repair of damage to the premises or common areas caused by the negligence or willful acts of resident, members of resident's household, or guests. Excessive damage to the premises by resident, members of resident's household, or guests shall be grounds for owner/agent to evict resident.

18. **Constructive Eviction**

When conditions beyond the control of resident cause the premises to become **legally uninhabitable**, and when owner/agent is responsible for remedying those conditions but does not do so within a reasonable time after notification by resident, resident may vacate the premises, terminate this lease, and owe no future rent. *It is recommended that resident consult legal counsel prior to exercising the remedy of constructive eviction.\*\**

19. **Alterations to Premises**

Resident agrees that before making alterations to the premises including, for example, painting, adding or changing door locks, or altering landscaping, advance written consent of owner/agent will be obtained.

20. **Pets**

No pet shall be allowed without prior written consent of owner/agent.

21. **Parking**

Parking is unassigned.

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22. **Insurance**

Owner/agent's insurance does not cover resident's personal possessions in the event of loss or damage due to fire, windstorm, flood, theft, vandalism, or other similar cause. It is strongly suggested that residents obtain a Renter's Insurance policy with minimum liability coverage of \$300,000.00.

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23. **Attorney's fees**

In the event of any legal action concerning this lease which results in a judgment, the losing party shall pay to the prevailing party reasonable attorney's fees and court costs to be fixed by the court.

24. **Liability**

Resident will only be liable for the injury to any person or damage to any property caused by the negligence or willful acts of resident. Owner/agent will only be liable for the injury to any person or damage to any property caused by the negligence or willful acts of owner/agent.

25. **Subordination**

This lease shall be subordinate to all existing and future mortgages and deeds of trust upon the property.

26. **Waiver**

Any waiver by either party of any breach of any provision of this lease shall not be considered to be a continuing waiver or a waiver of a subsequent breach of the same or a different provision of this lease.

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27. **Severability**

The unenforceability of any provision or provisions of this lease shall not affect the enforceability of any other provision or provisions.

28. **Joint and Several Liability**

If this lease is signed on behalf of resident by more than one person, then the liability of the persons so signing shall be joint and several. *The language "joint and several" means that if more than one person has signed this lease, then each of these persons individually and all of these persons collectively are fully responsible for fulfilling all of the obligations of this lease, except where expressly otherwise agreed between owner/agent and resident. For example, one person signing the lease may be liable for any or all damages to the premises, even if caused by another person signing the lease, and one person signing the lease is liable for the total amount of rent due, even though other persons have also signed the lease.\*\**

29. **Signatures/amendment of lease**

This lease contains the entire agreement of the parties and may not be altered or amended except by mutual written agreement signed by both parties.

**Additions to this lease:**

**Online Payment Portal**

All rent payments shall be made through the online tenant portal (currently Apartments.com). Paper checks and/or cash will not be accepted. Residents may make rent payments via direct deposit using a checking account (no fee) or with a debit or credit card. Debit or credit card payments are subject to a 2.75% transaction fee. Residents will be sent login instructions to create an account using the email address provided to pay the security deposit via Apartments.com prior to signing the lease, unless the security deposit is paid by check. Residents must complete account set up with payment information 10 days prior to the first rent payment due date.

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## Outdoor Furniture/Grills

Residents hereby agrees not to place any items (couches, grills, chairs, etc) adjacent to or outside of the apartment, including porches, decks, roofs, balconies, and lawns. Furniture left in these areas will be removed by Agent and a \$100.00 minimum fee will be charged to Resident for removal of each furniture item. Any damage to the building caused by satellites or other items attached to the building will be charged to the Resident.

## Cleaning Fees

Residents will be charged a standard \$XXX fee per bedroom for cleaning the apartment and shampooing the carpet upon move out at the termination of the lease. This \$XXX fee will be deducted from the Residents' security deposit. For lease renewals, cleaning will only occur upon final move out; the cleaning fee will be deducted from any departing Resident's deposit(s).

## Haul Away

Residents are required to remove all possessions, furniture, and trash from the premises prior to lease term end date. If items are left on the premises at the conclusion of the lease term, Residents will be charged \$100 per item (including personal possessions, furniture items, bags of trash, etc) left behind, to be deducted from the security deposit.

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## Pests/Rodents

Resident is responsible for keeping the premises in clean condition and free of pests, rodents, and/or vermin. Resident is also responsible for the personal property they bring to the premises and agree that it is free of pests, rodent and/or vermin. If evidence of pests, rodents and/or vermin is discovered, Resident must contact the landlord immediately, who will then determine the best course of action and contact a pest control specialist if necessary to manage the infestation according to city and state requirements. If the rodent or pest infestation is found to have been caused by the actions of the Resident, including but not limited to the Resident's cleanliness or lifestyle, the Resident will be charged in full for the costs of these services.

## Service Animals and Emotional Support Animals

Service Animals and Emotional Support Animals are permitted with appropriate documentation. Residents with Service Animals and Emotional Support Animals must complete a Service and Emotional Support Animal Addendum as part of the Lease Agreement, and such addendum and the information required therein must be provided prior to lease execution.

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Signature page to follow.

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Kenneth Highfill, Owner/Agent or Kathy Evans, Property Manager/Agent

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Your Name Here

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Your Name Here

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Your Name Here

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Your Name Here

Resident(s)

*\*\*The portions of this lease which appear in italics are for educational or informational purposes only. They are not part of the lease agreement itself and do not create any obligations under this lease.*

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