

WARRANTY OF HABITABILITY

Follow-up letter, after request for repairs (Tenant is NOT moving out)

SAMPLE LETTER

Date: _____

Full Name: _____ (*Owner or Manager*)

Address: _____

Dear _____ (*Owner's or 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 _____ (*enter date of Initial Letter*) I sent you a letter requesting the following repairs:

- 1) _____
- 2) _____
- 3) _____

To this day you have made no repairs or you still need to complete the following repairs:
(Fill in list)

- 1) _____
- 2) _____
- 3) _____
- 4) _____

If this work is not completed immediately, I intend to withhold rent or use it to fix the problem and look into suing you for your breach of our lease.

Signed: _____

Print Tenant's Name: _____

Print Tenant's Full Address: _____
