# Rental Fee Disclosure and Total Price

*Colorado residential lease · HB25-1090 (C.R.S. 6-1-737) · leases signed, renewed or amended from January 1, 2026*

| | |
|---|---|
| Property address | |
| Unit | |
| City, ZIP | |
| Landlord or manager | |
| Lease start date | |

**TOTAL PRICE PER MONTH (rent and every required fee): $_____**

## WHAT THE TOTAL PRICE INCLUDES

| Included in the Total Price | Amount per month |
|---|---|
| Base rent | |
| Required parking | |
| Required trash / valet trash | |
| Required amenity / technology fee | |
| | |

## OPTIONAL CHARGES (TENANT MAY DECLINE)

| Optional charge | Amount | What it pays for | Paid to | Refundable? |
|---|---|---|---|---|
| Pet rent / pet fee (only with a pet) | | | | |
| Storage | | | | |
| Extra parking | | | | |
| | | | | |

## ONE-TIME AMOUNTS

| One-time amount | Amount | Refundable? |
|---|---|---|
| Security deposit | | |
| Application fee (not charged with a portable screening report from the last 30 days) | | |
| | | |

## UTILITIES

Utilities billed separately (actual usage; amounts vary monthly). Allocation method, if any (e.g. RUBS formula): _____. Any admin fee: at most 2% of the bill or $10 per month, not both. Common-area utilities are not billed to tenants.

## LATE FEE

Late fee on rent only: $_____ after rent is more than 7 days late (at most the greater of $50 or 5% of past-due rent).

Tenant initials: _____ Date: _____ Landlord initials: _____ Date: _____

*Not charged: common area maintenance fees, property tax fees, fees for repairs the landlord must make, fees for services not provided, late fees on anything other than rent, fee increases over 2% during a lease of a year or less, payment processing fees unless a free payment method is offered.*

*Free template from rentalfeedisclosure.com. Not legal advice. Have your lease reviewed by a Colorado attorney.*