

INTEGRITY REALTY MANAGEMENT LLC



NEWSLETTER

JUNE 2025

Updates from Integrity Realty Management LLC

Landlord Survey – Share Your Thoughts & Win \$50

The housing market is shifting with more foreclosures and hidden gems hitting the market. We're curating the best opportunities for smart, long-term growth.

 [Join our exclusive email list](#) to get early access to high-ROI property deals we believe in.

Email lucy@integrityrealtymanagement.com or fill out the Expansion Poll in your inbox.

Big or small, we'll help you find the right fit for your next investment.



Landlord Survey – Share Feedback, Win \$50

We're gathering honest feedback from our owners to help us improve and to showcase more success stories in future marketing.

 The survey opens June 15 and will arrive straight to your inbox. Be on the lookout for our email!

 Once you complete it, you'll be entered to win a \$50 gift card to Amazon, Home Depot, or your favorite restaurant.



Habitability Laws: What You Must Know

Under Colorado law, landlords must act fast when serious issues arise:

- 72 hours to inform tenants if the issue affects health/safety
- 7 days to make major repairs
- If you don't respond in time, tenants can escalate and penalties may follow.

 **Tip:** Keep your reserve fund healthy so you can act quickly.

 **Contact Terri** if you need to increase your reserve or set aside emergency funds.



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Spring Tips for Smarter Property Care

Spring in Colorado brings sunshine, snowmelt, and surprise storms which means now's the time to prep your property before summer hits. Here's what smart landlords check:



Inspect for Freeze-Thaw Damage

- Winter weather can crack foundations, sidewalks, and driveways. Look for shifting concrete or pooling water and early fixes save thousands later.

Clear Gutters & Downspouts

- Melting snow and spring rains need a clear exit. Clogged gutters = roof leaks, mold, and foundation damage.



Service the HVAC System

- Schedule your AC checkup now before the summer heat hits. Replace filters, check refrigerant, and confirm all vents are clean and blowing cold.



Legal Reminders & Program Changes

TANF, T-SNAP, and Section 8 Housing Updates:

- If your tenants are protected under the CARES Act, 30 days' notice is required for all demands.
- Stay compliant, especially if your renters receive housing assistance.

 More info: [Colorado Works \(CDHS\)](#)



Owner Perks: Because You Deserve It

Leave a Review

Your feedback means the world to us. Just leave us a [Google review](#) and let us know!

Know Someone Who Needs Property Management?

We'd love your referral!

If you're a real estate agent, you'll receive a \$100 referral bonus when your client signs up with us. For everyone else: introduce us and we'll handle the rest, and you'll have our thanks!

Just pass along their info, and we'll take care of everything.

