

INTEGRITY REALTY MANAGEMENT LLC



NEWSLETTER

JULY 2025

Updates from Integrity Realty Management LLC

Eyes on the Market: More Deals, More Opportunity

Summer's heating up, and so is the real estate market. We're seeing a steady increase in motivated sellers, off-market opportunities, and foreclosure listings across Colorado.

-  Looking to expand your portfolio this year?
-  Join our [High-ROI Alerts List](#) to be the first to see properties we'd invest in ourselves.
-  Email lucy@integrityrealtymanagement.com Or complete the Expansion Poll in your inbox.



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.



Updated Habitability Law

Colorado's Warranty of Habitability just got stricter. Here's what landlords *must* stay on top of:

- AC, furnace, or hot water issues? **You must respond within 24 hours.**
- Power out on the main floor? **Fix it fast.**
- Wiring problems? **You have 96 hours to resolve them.**
-  **Tip:** Stay ahead by checking for compliance regularly, and don't let small issues turn into big penalties.
-  **Contact Terri** if you need to boost your emergency reserves.



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🔥 July Property Care Tips

July in Colorado means triple-digit heat, wildfire risks, and peak tenant turnover. Here's how smart landlords stay ahead:

Wildfire Risk? Clear Brush & Debris



If your rental is near open space, remove dry weeds, leaves, and branches within 30 feet of the structure to reduce fire danger. Because they put in ornamental grass, which catches fire easily, or pine trees, which cause a flash fire.

Check & Clean Dryer Vents

- Lint buildup is a **major fire hazard**, especially in dry heat. Clean vents fully (not just filters) between tenants or every 6 months.



Check Drainage & Water Flow



- Ensure sump pumps are functioning properly and that gutters and downspouts direct water away from your property. Poor drainage can lead to costly water damage.

💬 Share Your Investor Story

We're interviewing landlords under 40 who made bold moves early, and we want to hear from you!

Why? Your story might inspire the next generation of Colorado investors.

Interested? Just email

Lucy@integrityrealtymanagement.com

🔍 Full-Fee Disclosure Law ("Anti-Junk Fees")

Full-Fee Disclosure Law will be enforced in 2026:

- Any mandatory fees, application, admin, utility, or "convenience" charges must be disclosed upfront in listings, leases, and marketing. No more hidden or surprise charges.
- This affects how you advertise rentals now. You'll need transparent pricing or risk penalties later.



🎁 Owner Perks: Because You Deserve It

Leave a Review

Your [Google review](#) helps other landlords find us, and we'll thank you with your favorite brew.

💛 **Know a landlord or real estate agent who needs help managing a rental?**

Send them our way.

Thanks for being part of the Integrity Realty Management family.

Let's make the second half of 2025 even stronger 💪