

INTEGRITY REALTY MANAGEMENT



NEWSLETTER AUGUST 2025

Updates from Integrity Realty Management

Smarter Property Investment in a Shifting Market

Foreclosure filings in Colorado are up this quarter, especially in rural and suburban pockets. If you're looking to grow your portfolio, this is a window of opportunity.

 Want curated deals that pass our internal vetting process?

 [Join the High-ROI Alerts List for early access to investment-ready properties.](#)

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



Landlord Survey Winner

Congrats to Lauren Lamb, our latest gift card winner!

We had such a great response that we might rerun it soon. Stay tuned!

 Didn't get a chance to submit yours? Check your inbox or reach out, and we'll resend the link.

 Complete the survey for a shot at a \$50 gift card to Amazon, Home Depot, or Starbucks!



New Colorado Law: Mandatory Section 8 Acceptance (HB25-1240)

Effective January 1, 2026, Colorado landlords will be required to accept Section 8 Housing Choice Vouchers.

This major update prohibits landlords from rejecting applicants solely based on their source of income, including:

- Housing vouchers (Section 8, VASH)
- Rental assistance from nonprofits
- Disability or veteran payments

What You Need to Know:

- We can still screen applicants, but not deny them just because they have assistance or based on their credit score.
- We must state voucher acceptance in your listings and marketing.
- Violations can lead to legal penalties and fines.

We're happy to review them with you. Just reach out.

 Full summary: [HB25-1240 Legal Overview](#)

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August Property Checklist: Keep Things Safe & Stable

Late summer in Colorado brings wildfire risk, AC strain, and sudden storms. Smart landlords stay ahead with a quick mid-season checkup:



Test Smoke & CO Detectors

- Peak fire season means it's the right time to test alarms and swap out batteries, especially after a move-out.

Check Roof & Siding After Storms

- Hail and high winds can damage shingles, siding, or flashing. A quick walkaround now can prevent leaks and costly repairs later.



Remind Tenants of Simple Upkeep

- Flush unused toilets and run dishwashers to keep drains clear.

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



Owner Perks: Because You Deserve It

Leave a Review

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

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 💪