

INTEGRITY REALTY MANAGEMENT

NEWSLETTER



SEPT. 2025

Updates from Integrity Realty Management

Market Snapshot: A Turning Point for Colorado Investors

As summer winds down, we're seeing two strong signals in the Colorado market:

- **Foreclosure activity remains elevated**, particularly in suburban and rural counties.
- **Rental demand is tightening**, and vacancy rates dipped slightly in Denver and surrounding metro areas.

 **Translation:** It's a prime season to add well-priced, cash-flowing properties to your portfolio.



 **Want first access to vetted, investment-ready deals?**

 Join the **High-ROI Alerts List** by completing the Expansion Poll.

Or  Email: lucy@integrityrealtymanagement.com



New Colorado Law: Protections Against Deceptive Pricing (HB25-1090)

Soon, Colorado landlords will be required to comply with new rules targeting hidden fees and misleading rental charges.

This legislation was designed to address issues raised in the recent GrayStar lawsuit and similar cases.

! What You Need to Know:

- You must clearly disclose all rental charges upfront with no surprise "junk fees."
- Marketing and advertising must accurately reflect true rental costs.
- Tenants gain new rights to challenge deceptive pricing in court.

 Need help reviewing your leases or rental ads to ensure compliance? We're happy to go through them with you. [Just reach out.](#)

 Full summary: [HB25-1090 Legal Overview](#)

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September Property Checklist: Prep for Fall & Winter

Colorado's fall weather can swing from hot afternoons to sudden frost. Stay ahead with these landlord must-dos:

Seal Cracks & Gaps

- Cold drafts spike heating costs. Inspect caulking, weatherstripping, and basement windows before temps drop.

Clean Chimneys & Fireplaces

- Soot buildup = fire hazard. Schedule sweeps now and expect cleaning fees if your rental has a fireplace.

Trim Landscaping & Prep Lawns

- Heavy snow can snap weak branches, so trim back trees and bushes near roofs, gutters, and walkways.
- Keep lawns tidy going into winter and overseed now (fall and spring are the best times). Tenants may also see lawn care charges.

Share Your Investor Story

We're looking for landlords who have gone from one property to multiple properties in under 3 years. If that's you, hit [reply](mailto:lucy@integrityrealtymanagement.com) to lucy@integrityrealtymanagement.com and share your journey; your story may inspire our next generation of investors.



Owner Perks: Because You Deserve It

Leave a Review

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

Referrals:

Know a landlord or real estate agent who could use less stress?

Send them our way!

Thanks for being part of the Integrity Realty Management family.

 Let's make this fall your most profitable season yet!