

INTEGRITY REALTY MANAGEMENT

NEWSLETTER



OCT. 2025

Updates from Integrity Realty Management

Business Update: More Exposure, Faster Leasing

To get your vacant properties filled faster, we're investing in expanded advertising across premium listing sites, social media, and new rental platforms. You might notice:

- **Additional Ad Charges:** Your owner statement may show new advertising fees. **These are direct investments in boosting your listing's reach and reducing vacancy.** We'll notify you about any new charges before they're applied.



- **Waived Application Fees:** To secure high-quality tenants faster, **we may waive the application fee if the lease is signed and any waived amounts will show as a line item on your statement**, and we'll keep you in the loop about the cost/benefit.

Questions? Want a summary of where your property will be seen? Just reply and ask.



Legal Update: Deposit Deadlines & Damage Deductions (HB25-1249)

New law in effect for Colorado landlords. Here's what you need to know:

- **Deposit Return: Security deposits must now be returned within 30 days** after move-out. **No more 60-day grace period.**
- **Damage Deductions:** You can only deduct for **damage beyond normal wear and tear**. Such as, pre-existing issues and standard cleaning aren't allowed. **Proof is required for all deductions (photos, receipts, inspection reports).**
- **Deposit Caps:** Security deposits are capped at one month's rent for new leases.
- **Walk-Throughs:** Tenants can request a move-out walk-through. **If it's not documented during the inspection, you can't deduct it later.**
-  Have questions about what counts as "wear and tear," or how these rules affect your property? Reply to this email. We'll walk you through it.

 [Full summary: HB25-1249 Legal Overview](#)

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Seasonal Checklist: Fall Maintenance Underway

October in Colorado means cool mornings, warm afternoons, and a surprise freeze just when you least expect it. Stay proactive with these essential fall prep tips:

HVAC Tune-Ups:

- We're servicing all HVAC systems to ensure tenants stay comfortable and reduce costly emergency repairs.

Sprinklers & Swamp Coolers:

- These are being shut down for winter to prevent freeze damage.

Inspect and Clean Dryer Vents:

- Lint can build up over summer. Clearing it now reduces fire risk as tenants use dryers more in colder weather.

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 staying with IRM! Your investments are our priority. If you want more details on the new law, ad upgrades, or the maintenance schedule, just reply to this email.

Let's make fall your best (and easiest) season yet! 🍂