

INTEGRITY REALTY MANAGEMENT LLC



NEWSLETTER

NOV. 2025

Updates from Integrity Realty Management LLC

Colorado Rental Market Update

Colorado's rental market is shifting. Properties are taking longer to rent. **The average days on market in Denver is now 41 days (up from 25 days in 2022).** The apartment vacancy rate is at 7%, the highest in 15 years, with nearly 31,000 units unoccupied this spring. New construction is increasing competition, so rentals are sitting vacant about 15 days longer than in recent years.



What Does This Mean for You?

 We may reach out with special offers, pricing adjustments, or marketing ideas to help your property stand out and lease faster. Our goal:

- Keep your property competitive
- Minimize vacancy
- Protect your investment as the market evolves



Legal Reminder: HB25-1090 Payment & Lease Regulations

A quick note on **Colorado House Bill 25-1090**, which continues to shape landlord-tenant transactions across the state.

Why we don't accept credit cards for payments:

Due to the **high transaction fees** and the **limited reasonable payment options** available under current regulations, we're keeping payments via credit card disabled for now. This ensures your funds go toward your property, not unnecessary processing fees.

Good Cause Requirements for Lease Termination:

Under current Colorado law, **all lease terminations and evictions must have a "good cause."**

That means changes, cancellations, or non-renewals can only occur under specific, legally defined conditions.

If you'd like an updated lease template or help reviewing your existing one, reply to this email and we'll assist you.

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❄️ **Property Checklist: Stay Warm, Prevent Damage & Protect Value**

Colorado winters can swing from mild afternoons to deep freezes overnight. Here's how proactive landlords keep their properties safe and tenants happy:

Winterize Sprinklers & Exterior Water Lines



- Shut off and blow out sprinklers before the first freeze. Disconnect hoses, drain spigots, and use insulated covers to prevent burst pipes.

Service Heating Systems (HVAC/Furnace)

- Schedule inspections and replace filters. A tuned furnace saves energy and prevents midwinter breakdowns.



Water Trees Deeply Before Winter



- Soak soil slowly to about 12 inches deep using a soaker hose or sprinkler. Apply roughly 10 gallons of water per inch of trunk diameter before the ground freezes to keep trees healthy through dry months.

Thank you for being part of the Integrity Realty Management family!

🍁 Wishing you a warm and successful November!

Market Update: Why Zillow Premium?

- More visibility for your property on Zillow, Trulia, and HotPads
- Better placement in renter searches
- More inquiries, faster leasing, even in a tougher market
- Extra costs would be \$2 per day, per listing.

Projected 45-day cost per property: \$90

We're working proactively to minimize vacancy and maximize your return.



Want to share gratitude?

Review = Gratitude:

Your feedback means the world to us. Please leave us a [Google review](#)! It helps others find us and keeps our community strong.

Recommend Us to Your Friends & Neighbors:

Know someone who needs great property management? Your referral means a lot and helps us support more owners and neighbors.