

# The Deposit Waiver Program

*A Resident Guide — Keep Your Money. Move In With Ease.*

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Moving is expensive. Between application fees, first month's rent, and a traditional security deposit, you can be asked to hand over **\$2,000 to \$5,000** before you ever get the keys. The Deposit Waiver Program changes that math — so your savings stay where they belong: **in your pocket**.

## HOW IT WORKS

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Instead of a large lump-sum deposit at move-in, you pay a **small monthly waiver fee** for the duration of your lease. That fee funds a guarantee to the property owner that takes the place of a traditional security deposit — keeping the home protected without tying up your cash.

Your monthly fee is personalized to your application. **The stronger your rental and credit history, the lower your monthly cost.**

### QUICK EXAMPLE On a \$1,400/month rental

Traditional deposit due at move-in: **\$1,400 – \$2,800**

Deposit Waiver monthly fee: **\$56 – \$98** *(based on application strength)*

## YOUR BENEFITS AS A RESIDENT

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- **Hundreds — even thousands — back in your pocket.** Use that money for moving costs, furniture, utilities, or just peace of mind.
- **No waiting on a refund check.** Skip the weeks-long wait for deposit returns after move-out.
- **Personalized rates that reward you.** Your strong rental and credit history earns you the lowest monthly fee.
- **A simpler move-in.** One smaller monthly fee replaces a large upfront hurdle, so you can focus on settling in.
- **Faster, in-house resolutions.** Our program is managed directly by Jacob Grant — no third-party insurance company, no outside claims process, no runaround.

## IMPORTANT TO KNOW

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The Deposit Waiver Program protects the property the same way a traditional deposit would — which means **you are still responsible for any damages beyond normal wear and tear or any unpaid rent at move-out**. The waiver fee replaces the upfront deposit; it is not insurance for the resident and does not waive your obligations under the lease.

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### Want to enroll or have questions?

Ask your leasing agent at application, or contact our team:

**(208) 522-3138** • [support@jacobgrant.com](mailto:support@jacobgrant.com) • [jacobgrant.com](http://jacobgrant.com)