

# Lighthouse™

## Move-in just got a lot more affordable!



### BUDGET FRIENDLY

Lighthouse offers renters a modern, budget-friendly alternative to traditional cash security deposits, lowering upfront costs and making move-in & move-out more convenient for everyone!



### SIMILAR, BUT DIFFERENT

Coverage is automatically approved and renewed with each lease term. Like a traditional deposit, renters are still responsible for any damages and unpaid rent. Scan the QR code below to [learn more](#).



### GUARANTEED COMPLIANCE

Claims are reviewed by Lighthouse to ensure 100% compliance with state & local laws. If renters owe anything at the end of a lease, convenient, interest free repayment plans are available.



"Having a deposit alternative allows our tenants to choose whether they want to pay for everything up front or lower their total move-in costs. Either way, we're covered. It's a win-win for everybody!"

Demi K, Property Manager



"Rents have gotten so high lately, I saved almost \$3,000 by using Lighthouse! That's money I can use for bills or spend on my family."

Danice J, Tenant



"Super helpful customer service! I got approved in just a few minutes!"

James L, Tenant

### Ready to see how much you can save?

Ask your property manager to send you an invite and get a guaranteed quote in just a few short minutes!

Scan the QR code to learn more (Recommended)



## Security Deposit Alternative

### Frequently Asked Questions

#### What does Lighthouse do?

Lighthouse makes move-in much more affordable for renters by providing a Letter of Credit ("LOC"), which guarantees property managers the protection they need from losses caused by unpaid rent and damages beyond normal wear and tear. Renters benefit from Lighthouse by spending less money at move-in while still satisfying coverage requirements, and making expenses like property damage much more manageable at move-out.

#### What is a Letter of Credit?

A Letter of Credit ("LOC") serves as a financial safeguard for property managers. It represents a commitment from Lighthouse to the property manager, guaranteed by the renter, to ensure the renter fulfills their financial responsibilities outlined in their rental agreement, including paying rent and maintaining the property without causing damage (beyond normal wear and tear). If these conditions aren't met, the LOC compensates the landlord up to a predetermined amount that the tenant has guaranteed and **must reimburse**.

#### How is it different from a normal security deposit?

Similar to a normal security deposit, it protects the property manager from financial losses related to unpaid rent and property damage (beyond normal wear and tear). However, instead of renters paying a much larger refundable deposit in full at the start of a lease, they can keep more money in their pocket by paying a much more affordable, but **non-refundable** annual fee. This fee, **due with each new lease term**, secures the property manager a predetermined amount of funds should they experience a loss related to a tenancy. If it's determined a renter owes anything under Applicable Law, they'll be notified and convenient repayment plans are available.

#### How much does it cost?

Tenants typically save several hundred dollars or more at move-in, however rates vary based on factors such as a soft credit pull (**which will not affect their credit**) and the amount of credit requested by the landlord.

#### Am I still responsible for damages?

**Yes.** If your property manager files a valid request for payment from your Lighthouse coverage on loss of rent or property damage under Applicable Law, **you are still financially responsible**, up to your credit limit, for these expenses, and must repay Lighthouse in addition to your non-refundable annual Issuing Fee.

#### What happens if I renew my lease?

Once initiated, **Lighthouse renews automatically with each new lease term**. Before your lease ends, you will be notified of the upcoming renewal and, if needed, you'll be asked to review/update your payment information. A renewed Issuing Fee will then be processed and your LOC will renew for the following lease term.

#### Is this like Renters Insurance?

No, Lighthouse is not an insurance product. Renters Insurance may cover loss of personal property, liability, and additional living expenses; Lighthouse is for the protection of the landlord or property manager only.

For additional information, scan the QR code on the front

Questions? Call **Lighthouse™**  
(805) 272-0003 | Mon-Fri, 8am-6pm EST