

Meet Obligo, a Security Deposit Alternative*

*Not available at all Goldmark properties.

Visit obligo.com/faq for more information.

Obligo gives you flexibility at move-in and transparency at move-out. Instead of paying your full security deposit upfront, qualified renters have options to pay a smaller, non-refundable Obligo fee. Here are some of the key differences between a traditional security deposit and Obligo:

Security Deposit

Fully Refundable

You could receive your full security deposit back if there is no cleaning needed, damage, or unpaid rent at the time of your move out.

Higher up-front move in costs

The security deposit is equal to one full month's rent.

Your Funds Are Held

Goldmark holds your security deposit amount for the duration of your lease(s).

Refunds are Mailed to You

Any refund will be processed according to State law and mailed to the address you provide. This may be 10-30 days after your move out.

Less Out of Pocket Move Out Costs

The security deposit helps cover move out expenses like cleaning, carpet steam cleaning, damages or unpaid rent.

Roommate Changes

The deposit remains with the apartment even if roommates switch.

Obligo

Non-refundable

Obligo charges a non-refundable fee.

Lower up-front move in costs

Obligo may lower the cost to move in.

Your Funds Can Be Used Now

Instead of your funds being held for your deposit, you can use them for things you need now or invest those funds for your future.

No Refund to Wait For

You do not have to wait for a deposit refund when you move out. Instead, you saved those funds at your move in and were able to utilize when and as you desired.

Potential Move Out Expenses

When you move out, you must pay for any expenses such as cleaning, carpet steam cleans, damages or unpaid rent. If there is damage or missed rent, your property manager will make charges against your Billing Authorization, and Obligo will advance payment to your property manager.

Roommate Changes

If a roommate who uses Obligo moves out, their Obligo coverage ends because the guarantee is tied to the individual who signed up for it. When this happens, the remaining roommates will need to provide a new form of security coverage for the apartment. This usually means paying a traditional refundable security deposit, or in some cases, the remaining roommates may be offered the option to sign up for Obligo themselves.