



Big Benefits!



No Deposit

Eliminate the security deposit payment when signing your lease.



Instant Approval

No Application required. You qualify for Canopy when you are approved to rent.



Fair Move Outs

A third party evaluates all landlord move out inspections to ensure a fair process for you.



Canopy Credit

A credit is applied to your cleaning fee at move out.



No Rate Increase

Canopy stays the same through the duration of your lease.



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Skip the deposit

Canopy has you covered!



Canopy Deposit Waiver



canopyplus-trinity.com

Frequently Asked Questions

What is a deposit waiver?

It lets a resident pay a small monthly fee instead of a security deposit upfront.

How do I sign up?

Canopy Orange (\$19/mo) is the community's default, so when you apply for a unit through the community's website, you're automatically enrolled with Canopy.

Do I qualify?

Yes! Based on your lease approval, you qualify for Orange (\$19/mo) or Teal (\$56/mo).

What happens if I'm approved with conditions?

If you're approved with conditions, you qualify for Canopy Teal (\$56/mo).

Will I be evicted if I can't make my monthly payments?

No, Canopy cannot evict you from your residence.

Do I pay every month?

Yes, along with your rent.

What happens if I don't pay?

Canopy allows you to move in without a deposit; in exchange, you agree to make a monthly payment along with your rent. If you fail to make your monthly payments, you're in breach of your agreement and Canopy can seek recovery of the unpaid amounts.

Does the monthly fee ever decrease?

Canopy is tied to your lease, so the monthly cost will stay the same over the term of your lease.

Do I have to sign a document?

Yes, you will sign a renter acknowledgment addendum online with your lease.

Does my liability under the lease change?

No, you remain liable for all obligations under the lease and any amounts owed to the property under the lease. Refer to your renter acknowledgment addendum.

This document highlights the canopy platform, and it is not an insurance quote or policy, it is for discussion purposes only. Only licensed insurance agents may discuss specific terms of insurance. For all terms and conditions, refer to your "Deposit Waiver Renter Acknowledgment" form. This brochure is only a general description and not a statement of contract.



Easy Move In

Canopy is designed to be fast, easy, and affordable when signing a lease, to reduce move-in costs.

Easy Move Out

Canopy is designed to help remove the financial stress that occurs during the move-out process, saving you time and money.

Save Big \$\$\$

Waiving the landlord security deposit will put more money in your pocket.

