

**RENTFROMBEN.COM SUBLET ADDENDUM (v3.1.2020)**

Date \_\_\_\_\_

This addendum pertains to subletting. Please fill in the blanks and mail or drop off a signed copy to RENTFROMBEN.COM at 604 Euclid Ave, Syracuse NY 13210, or scan email to [ben@rentfromben.com](mailto:ben@rentfromben.com). For summer sublets, this sublet addendum is due NO LATER THAN May 10<sup>th</sup>. However, there is no deadline for semester sublet submissions. THIS FORM MUST BE SIGNED BY BOTH SUBLET AND TENANT SEEKING SUBLET AND LANDLORD TO BE OFFICIAL.

**Paragraph 1:** The apartment address where a sublet is being sought is \_\_\_\_\_.

**Paragraph 2:** (a)SUMMER SUBLETS: The original tenants wish to sublet their apartment to the following person/people:

\_\_\_\_\_

note- if you are seeking a semester or full year sublet, leave 2(a) blank and answer para 2(b):

**Paragraph 2(b):** SEMESTER AND SUMMER/SEMESTER COMBINED SUBLETS: The original tenant who signed the original lease agreement for this house, who is seeking a semester sublet is \_\_\_\_\_.

The person who is subletting, i.e, replacing the original person on the lease, is \_\_\_\_\_.  
SUBLET EMAIL REQUIRED FOR LISTSERVE: \_\_\_\_\_

SUBLET CELL PHONE NUMBER: \_\_\_\_\_

**Paragraph 3:** Sublet agrees to assume lease responsibility (move in date) on \_\_\_\_\_ (date), and be released from lease responsibility (move out date) by \_\_\_\_\_ (date). Note- these dates cannot exceed the dates of the original lease.

**Paragraph 4:** The sublet named above agrees to abide by all conditions of the original lease (attach photocopy of original lease to this document). If you cannot find your lease, the lease template is available at [rentfromben.com](http://rentfromben.com)

**Paragraph 5: Payment of rent.**

**5(a) SUMMER SUBLETS:** Summer sublets arrange with, and pay directly to original tenants all summer sublet rents. Original tenants still pay landlord directly as if they were residing in premises themselves.

HOW TO AVOID THE #1 PROBLEM WITH SUMMER SUBLETS: Summer sublets are notorious for leaving messes behind, as well as not paying rent. That is why you, the tenant, collect a security deposit from your sublet. Failure to do so means you, the original tenant, will be held liable for any problems left behind by the sublet.

**5(b) SEMESTER SUBLETS:** Sublet will pay rent directly to landlord. PAYMENT METHODS: PAYMENT METHODS: PAYMENT METHODS: There are multiple payment options available. Some are free to use, while others are fee based.

**FREE OPTIONS:**

**PAPER CHECKS:** all mailed checks should be made out to Daisy Cutter Management LLC, [368 Granitico St., Las Vegas, NV 89138](http://368GraniticoSt.com). Checks can also be hand delivered to our main office at 604 Euclid Ave, 24-7 and placed in the secure lockbox in the entrance foyer.

**ZELLE/Quickpay:** use the account email handle [ben@rentfromben.com](mailto:ben@rentfromben.com)

**COINBASE/BITCOIN:** use the account email handle [tupper.property.management@gmail.com](mailto:tupper.property.management@gmail.com)

**CASH PAYMENTS:** appointments to pay with cash may be made by contacting Ben at [ben@rentfromben.com](mailto:ben@rentfromben.com)

**FEE BASED OPTIONS:**

**Paypal:** use the account email handle [ben@rentfromben.com](mailto:ben@rentfromben.com). If you choose "payment for goods or service", Paypal will charge a 2.9% fee to landlord, which will be deducted from tenant security deposit at the end of the lease. If you choose "payment to friend or family", no fee is assessed by Paypal.

**CREDIT CARDS:** pay online at [rentfromben.com](http://rentfromben.com), click on "payment" tab

**CRITICAL STEPS TO BE TAKEN DURING TRANSFER OF APARTMENT FROM ONE PARTY TO THE NEXT: If you are getting Spring semester sublets, it is the outgoing fall semester tenant's responsibility to clean the house/apartment, and to arrange for transfer of keys to incoming sublets. If you are getting Fall semester sublets, it is the outgoing sublets responsibility to clean the house/apartment, and to arrange for transfer of keys to incoming tenants. At no time is power to be shut off to house, as this can result in frozen pipes and extreme damages during the winter month between the fall and spring semester. Plans must be made between the outgoing and incoming tenants to have a seamless transfer of accounts with National Grid.**

**5(c) SECURITY DEPOSITS** - sublets are required to pay a security deposit in addition to that already paid by the regular, original tenant. Semester sublets will pay RENTFROMBEN.COM a one time dollar amount equal to one month of rent as a security deposit, which must be submitted with this sublet addendum. Summer sublets will pay a one time dollar amount equal to one month of rent as a security deposit, which the original tenants will hold onto, and deduct any damages from. RENTFROMBEN.COM will not collect this deposit for summer sublets. We only collect deposits for semester sublets. The sublet security deposits will be returned upon completion of this semester sublet addendum lease in accordance with NY State Law.

Signed- Sublet(s) \_\_\_\_\_ Original Tenant(s)  
\_\_\_\_\_

Landlord \_\_\_\_\_