



Rentfromben.com info sheet

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Over 100 apartments and houses all within walking distance to campus!

All furnished, all with laundry and parking!

WELCOME TO RENT FROM BEN! We know the University Neighborhood better than anyone. Why? Because we grew up in this area, we lived in these same houses when we were students at SU and ESF, and today we still call it home. We have been providing student housing since 1997 to over 14,000 SU and ESF students.

We are the ONLY University landlord who has maintenance staff who live in the University neighborhood area! Because of this we have an excellent reputation for quick and timely repairs. Many of the other landlords you may be considering for housing are not based in Syracuse, and in some cases are national corporations. **NOT US!**

So who is this Ben guy, and why should we rent from him? Ben is a dual S.U. Grad, and a long-time resident of the neighborhood. Ben has served on a wide range of SU and neighborhood boards of directors, helping make the area safer, more vibrant, and the preferred spot for student living. He was selected by the Daily Orange as the winner of the "Who is Syracuse" award, given to those who best embody the spirit of the Cuse. Ben is a strong advocate for your right to enjoy your houses as you see fit, to live independently, and have fun.

FREQUENTLY ASKED QUESTIONS DURING RENTAL SEASON:

1. **CAN WE SEE YOUR LEASE BEFORE WE SIGN IT?** Not only can you see it, we mandate that you read it and ask me any questions before you sign. Simply go to ***rentfromben.com***, click on the FAQ tab, and download the lease! BEWARE- many landlords keep their leases private until signing. We say the more people who read it the better- feel free to send this lease to your friends, parents, or S.U. student legal services. The lease has been signed by over 14,000 students to date.
2. **MY PARENTS ARE WICKED NERVOUS OF ME LIVING OFF CAMPUS, AND THINK LANDLORDS ARE ALL OUT TO SCAM ME...** We have a tab on our webpage ***rentfromben.com*** specifically for parents, which serves to let them know that living off of campus is safe, fun, helps you develop more independence and responsibility as a young adult, and saves them money! Ben has had over 14,000 tenants, and not one has ever taken him to court for any scams or problems. Zero Zip Nada.
3. **HOW DO I RESERVE AN APARTMENT-** We will hold an apartment for 24 hours on a verbal request. No other group can take it from you during this 24 hour hold. However, you and your group will be required to sign the lease (either meet in person, or digital signature) within 24 hour period. Because of high demand, we can't hold a place for you beyond 24 hours. If a member of your group is abroad, or unavailable to sign, not a crisis. As long as some people sign, you can have extra time to gather the remaining signatures.
4. **WHAT DO WE PAY AT LEASE SIGNING?** At signing, at least one person will need to pay their deposits. The remaining people will have five days to pay. What is due is the security deposit equal to one month's rent.
5. **DO YOU PROVIDE PLOW SERVICE?** Yes. You will pay a one time fee of \$80 for a winter's worth of plowing, which will be deducted at the end of the lease from your security deposit.

6. PETS- Ben is cool with cats, fish, snakes, hamsters, etc. If you want a dog, there are special rules that apply- no puppies, must be house broken, must be crate trained and on flea control. Also a non-refundable deposit of \$175 dollars is due from the dog owner, \$50 for female cats, \$150 for male cats. However, we waive those fees for rescued pets.
7. CAN WE PAINT OUR APARTMENT? Yes and No. Yes- you can paint your bedrooms. No- you cannot paint any other part of the apartment. We will repaint or touch up common rooms as needed. We do not touch the bedrooms- it's all on you to choose your color or to keep the current color if you choose to.
8. WHAT ABOUT HIDDEN FEES? Many other University landlords have fees that rack up to \$30-\$50 dollars per month, per person, tucked into their leases. These include storage fees, sewer fees, city taxes, light bulb replacements, supply restocking, and landscaping. IN MY LEASE, YOU PAY FOR NONE OF THESE. I PROVIDE THEM AT MY COST, NOT YOURS. The only monthly fee I assess is a \$7/month trash service fee, as I have hired people to take out your trash, sort recyclables, and return empty cans for you EVERY WEEK).
9. CAN WE SUBLET? Yes. Subletting is your right under NY State law. Semester and summer sublets are common, and signing them onto the lease is easy and painless.
10. WHAT IF OUR GROUP IS MISSING PEOPLE TO FILL THE HOUSE/APARTMENT? No problem. Finding a friend or a replacement is easy. We will help in this process, and send you leads and referrals as they come to us.
11. WHAT ABOUT UTILITIES? You will get your utilities through National Grid. They provide gas and electric. The prices fluctuate, but a safe estimate is around \$45 per person per month, with summer bills being less and winter bills being more. The exceptions to this are 858 Livingston, 525 Euclid, 604 Euclid, and 801 Euclid, where we pay utilities and you don't have to worry about it.
12. JOINT LEASES VS INDIVIDUAL LEASES: Many students and parents ask if they can sign individual leases, as opposed to joint leases. Some of our competitors offer joint leases, but we at rentfromben.com do not, and here is why. First off, individual leases for student apartments and housing ARE ILLEGAL in the City of Syracuse. Landlords who offer this type of lease are breaking the law, and if you have a dispute, that lease can be ruled invalid in a court of law, stripping you of any guarantees and rights that lease offered. If that wasn't reason enough, individual leases allow a landlord to put ANYONE in your house to fill a room. You may be a female student, expecting to live with fellow female students, but if a vacancy arises, you may end up with a middle aged man as a housemate. Joint leases provide tenants with MORE protections and rights. Joint leases give you the power to negotiate as a collective group when disputes arise, and the final say over who you live with (your landlord won't have the power to pick your housemates). In the end, if a landlord is willing to break the law by using an individual lease, what other rules and laws and protections are they going to violate?
13. The Lease Signing- If you choose to rent one of Ben's apartments, normally you will meet with either Ben, Tiffany (ESF Grad), Kate (SU Grad), or Ben's son Isaac (who went to Pitt... BOOO!!!!). Lease signings take about five to ten minutes, and are conducted at our office at 604 Euclid Ave. HOWEVER due to COVID 19, we prefer to do lease signings this year via scan/email to reduce risks to everyone's health. Ben will walk you through the easy quick process of a scan/email lease.
14. FINAL WORDS OF WISDOM: There are a lot of choices of landlords in the University Neighborhood. Be an educated consumer when apartment hunting. Always ask for a copy of a lease BEFORE signing. Investigate the reputation of your potential future landlord by asking his or her current tenants what they think. Check in with student legal services. In the end, if you

feel pressured to sign a lease, don't do it. Good apartments with good landlords rent themselves with no need for pressure! Happy house hunting!

RECOMMENDATIONS FROM BEN'S CURRENT AND RECENT SU/ ESF TENANTS AND PARENTS:

"I am so happy with my decision to contact Rent From Ben. Very responsive to all requests, questions and needs. Small but mighty in this humble mother's opinion. Set my mind at ease with my daughter moving 1,287 miles from home."

- L. Sage, parent of current 2019-2020 tenant

"Ben and his staff have given me the best first rental experience! They genuinely care for their tenants and work to be as flexible and available to everyone as possible. I truly came in knowing little about what it's like to live on my own but they have been so open, responsive, and ready to solve any problems. It also helps that Ben gets what it's like to be a struggling college student, gives us a lot of freebies, and bleeds orange! I'm going into my senior year renting from Ben again, and I could not be more ready for the year!"

- Ghufuran Salih, current tenant, President of Syracuse University Student Association 2018-19

"You should rent from Ben if you want to be treated with the care and respect you deserve! There is never a time when you can't reach out to him for any of the numerous requests that might make your housing experience better while you are his tenant. He understands your needs as a college student and his extended team is a well oiled machine, which figures because they really have been doing this long before you even came to Syracuse."

- V. Agrawal, tenant 2018-2019

"I just want to say how thankful and appreciative I am towards you. Since moving in, you have been nothing but accommodating and helpful. You have followed through with every request we have had and that has been an incredible surprise. I hear many landlord horror stories and I hope you know how grateful we all are to be renting from you."

- Ben McLaughlin, 2018-2019

"Figuring out how to rent your first apartment is challenging, especially when you're in college and busy with a million other things. Ben Tupper and his fantastic team make everything so easy from Day One. My off-campus house is one of my favorite memories from my entire college experience and we truly made our house a home. We even cooked Ben and his team a family dinner as a thank you for all they did for us (including many emergency maintenance requests!)."

- Delaney Vanwey, tenant 2016-2018

"I lived in the 787 Ostrom property for two years and had nothing but great experiences. I had to move out this summer and am currently subletting [with a different landlord] and have already had a horrible experience. You and your team were always so kind, respectful and helpful. Thank you for being an incredible member of the Syracuse community. You and your team are the best!"

- Charlotte K., tenant, 2017-2018

"Renting from Ben is a blast. He is the most fun and forgiving landlord you're ever going to find - on campus or off. He throws great events, and helps the community all the time. What else could you want?"

- McKenna Moore, tenant 2016-2018

"The best houses in the best spots off Campus! Awesome to have a single owner landlord rather than rent from one of the large realty companies. Ben and Co. will get to know you and make sure everything is right with your apartment! Ben and Co. organized so many fun activities for his tenants off campus! Between Mardi Gras on Euclid and tenant takeovers at Beer Belly he's the best landlord around!"

- Mike Barta, tenant 2016-2018

"In my almost ten years with the University, I have yet to encounter a business as reputable, conscientious, and student/community-oriented. I've spoken with other tenants and I know that they feel similarly. Please know that the University community appreciates all that you do!"

- Jill S., Syracuse University Staff tenant 2016-current tenant

"My husband and I worked with Ben in getting our son settled into one of Ben's great properties very close to campus. This was such an easy transition from the dorm our son was living in. Ben was always available by email or phone if I had any questions or concerns. Ben, being a graduate from Syracuse also really helped the boys in settling in and could really relate to their situations. We really appreciated Ben's caring nature and his willingness to work with the boys. He is a nice landlord and would recommend him to any prospective tenant."

- Jane O., tenant parent 2015-2017

"I've chosen to rent from Ben because I've never heard a negative comment about him from any of his tenants, past or current. Whenever I had a problem Ben was quick to respond and fix whatever issue would arise, even in the busy seasons when everyone is moving in."

- D. Mariak, tenant 2015-2016

"Renting from Ben was the best decision I have made! Not only does a member of his team expeditiously come help us whenever we have a problem, he also hosts so many fun events! I have been able to meet so many other members in the community through Ben's winter dinner at Beer Belly Deli or at his Mardi Gras party on Euclid! He always has prizes and fun giveaways for his tenants and you can truly see how much he cares for us!"

- S. Agate, tenant 2015-2016

"Ben was always incredibly accommodating, and made renting very easy for me. He always prioritized any issues that arose, and constantly kept us informed (and entertained) through his e-mails! Go Ben!"

- E. Ely, tenant 2015-2016

"Ben Tupper is the reason I found my dream apartment. I have lived here for two years, and it's the thing I'll miss the most about Syracuse. I really lucked out."

- Andrea Corasanti, tenant 2014-2016

"His experience speaks for itself in the way he conducts business online and in person- a safe, comfortable experience!"

- F. Bennett, tenant 2015-2016

"Best landlord I've had. If anything is wrong, someone emails you and its fixed within the week or even the next day. Holds fun events and constantly gives out free stuff. Good relationship between tenants and staff :) "

- D. Tirinato, tenant 2015-2016

"Renting from Ben has been my best experience of renting during my time at Syracuse. Ben and his staff are always timely, flexible, and kind. Whenever I have had any issues related to my apartment, I have been able to email Ben and have the issue fixed in a timely manner... Ben has also been flexible and understands students need, making accommodations to my roommate's and my needs whenever possible. Finally, the group is beyond kind, I have never had a negative experience with any of the staff at "rentfromben" and would honestly say that Ben and his team go out of their way to be kind to their tenants. If the question is, "Who should I rent from?," the answer is to Rent From Ben!"

- W. Faulkner, tenant 2015-2016

"Unlike most landlords, Ben and his staff promptly acknowledge and attend any problems, and somehow know all 450+ tenants personally"

- M. Walton, tenant 2014-2016

"My first semester at a SU, I lived off-campus and experienced having a horrible landlord. Switching to Rentfromben was the best decision I ever made. His housing is super affordable, he understands the student experience & provides open lines of communication to tenants, he is extremely reliable, and offers perks like no other landlord. You'd be a fool not to Rent from Ben!"

- T. Cadet, tenant 2014-2016

"Benjamin and the Gentleman/Ladies of Tupper Management are truly as a good as it comes. They are always quick to respond with a solution to your problems and love to show their tenants a good time in hosting events! Everyone should truly #rentfromBen"

- L. Loftus, tenant 2015-2016

"My experience renting in college has been a fantastic one, and that's all thanks to Ben. He's a wonderful landlord and a hell of a guy. I know I can trust him to do everything from fixing a leaky faucet to helping me negotiate scary things like bills and lease terms. Ben is HANDS DOWN the greatest landlord I have ever heard of or worked with, and everyone I know who's rented from him agrees!"

- A. Foisy, tenant 2014-2016