

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?** Nothing is due at signing. You will have five days to pay the deposit, which is equal to one month's rent.

5. DO YOU PROVIDE PLOW SERVICE? Yes. You will pay a one time fee of \$90 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 will reduce those fees by 50% 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 \$8/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 \$55 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. Individual leases in the City of Syracuse are ILLEGAL for student housing. As such, Rent From Ben only offers Joint leases. Landlords who offer individual leases 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. 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 or Tiffany. Lease signings take about five to ten minutes, and are conducted at our office at 604 Euclid Ave. HOWEVER if you prefer an easier process, we can do leases via scan/email. Either in person or via email is fine with us.
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:

"My name is Dr. Elin Riggs and I am writing this letter on behalf of Benjamin Tupper and his company Rent From Ben. I served as the Director of Off Campus and Commuter Services at Syracuse University..."

Student tenants always told me that he was a fair and honest landlord who had good attention to detail. Parents were always very effusive in their praise for him and knew that they were leaving their children in safe hands. While it was not uncommon to field complaints about landlords, this was never the case with Ben or Rent from Ben...

I would not hesitate to refer a student to him. After working in cities such as Boston, Providence and Syracuse I can attest to the character and integrity that Benjamin Tupper has.

– Dr. Elin Riggs, Director of Off Campus and Commuter Services at Syracuse University

"Ben you are my goat #bestlandlordever" -Gowri D., 2026-27 tenant

"Thank you SO much for an awesome 2 years in the University Neighborhood! My college experience wouldn't have been the same without you and your team; it was a pleasure being your tenant." -C. Cosenza 2024-2026 tenant

"I just wanted to thank you for a great couple of years. You've been incredibly kind, helpful, and a pleasure to rent from, and I really appreciate everything" -Aidan R, 2024-2026 tenant

"I really appreciate everything that you've done for me for the past 2 years and some change, I can never thank you guys enough!" – Tia W., 2023-2025 tenant

"Ben and his team were incredibly responsive and attentive. Any issue, big or small, was always handled quickly and professionally. Living under his management made university renting extremely stress-free!" – Mia L., 2022-2025 tenant

"I just wanted to reach out and thank you so much for everything you and your staff have done to make my son's first apartment such a safe haven, while also giving him one of the most important and valuable life lessons... As a parent, I truly couldn't be more thankful." -E. Kim, parent of 2025/2026 student

"Thank you for everything – you are really an amazing landlord for college students. Loved all the clear communication and explanation of consequences. We appreciate you and have recommended you on the SU Parents page." – Elaine C., parent of two 2025/26 tenants

"Ben: Between the home itself, the events you held with your tenants, & the level of communication you provide is amazing. I hope you never change your model. It's truly refreshing to see a landlord with old-school principles & be as involved as you are! Cheers my friend" -Rob H., parent of 2024-26 tenant

"I'd also like to express my gratitude for a great 2 years renting from you. You were responsive and considerate, and I'd recommend your organization to anyone." – Brian L., parent of 2023-25 tenant

"I just want to say, it has been an absolute pleasure dealing with you this year! You've been great keeping the parents involved, letting us know if there's been any issues. I appreciate your attention to this! Josh is moving into a different

house next year, and I only hope that next year's Landlord is half as good as you are!" – Diane L., parent of 2024-25 tenant

"Thanks for all that you do for the students of SU. You really are the best landlord ever! I always knew I could email your team and I would get a quick response with any concerns or problems and they were handled quickly. ☐" – Robin D., parent of 2023-2024 tenant

"I just wanted to say, thank you for being so great to work with... If there was ever any issues or questions with the house, you have been super responsive. I never worried that an issue would be left unresolved. I also appreciate that you understand that these kids are college students and still need reminders! Your reminder emails are so thorough and just what they need. I also appreciate the parent emails to keep me informed. Thanks for being a great landlord." – J. Fox, parent of 2022-2024 tenant

"I'm sure you've gotten this feedback many times, but I thought it was important to share it nonetheless. The responsiveness from you and Tiffany has been amazing – late at night, no less. And your personal touch adds a level of comfort to parents and students alike. The process was very easy. Posting the lease online, allowing for signatures on multiple pages and not requiring co-signers made this simple for busy parents and students. The ease of this process also added the benefit of having the students learn about the basics of property rentals, which they will go through many more times in their lives." – Mark R., parent of 2023-24 tenant

"You are by far 10000 times better than my previous landlord and I am so grateful for that." – L. B., 2024-2025 tenant

"Appreciate all you do, I've got some friends moving into your places in the future, and I truly mean it when I tell them you're the best around." – C. Meissner, 2022-2023 tenant

"My daughter rented from Rent From Ben in the 22-23 school year. She had a very good experience. There was clear communication, responsive to any repairs needed, and very efficient with financial questions. I would recommend this company as a safe and good landlord to have if you are going off campus at Syracuse." – K. Keenan-Kirkpatrick, parent of 2022-23 tenant

"Dear Ben, You were an awesome landlord! My daughter's experience renting from you was top notch. I appreciate having a safe, affordable place for her to stay. Wish you had properties in NYC! Thank you!" – L. Carlson, parent of 2022-23 tenant

"Just wanted to write you a quick note thanking you for everything this past year. I had a fantastic experience with you and your team. From the fun events or competitions, you put on, your various communications of important items / how to be a good homeowner in the winter months of Syracuse, your fair and equitable treatment of us as tenants, ease of payment, and everything in-between. I have no complaints." – Joshua M. Davidoff, 2021-2022 tenant

"I really enjoy your letters to the parents and updates. The students are lucky to have a landlord like yourself. You are so involved in the community and Syracuse University, which is so important to show to young students how important their community is, for themselves. I wish you the best in all of your ventures!" – M. Hanlon, parent of 2021-22 tenant

"Ben has always been friendly and doesn't treat us like we are just a customer even though we are. It feels like there is middle ground and it helps me want to work with (him) on issues rather than dodge my landlord." – C. Griffin, 2020-2021 tenant

"I appreciated how much communication we received and how I was always 100% clear with what I had to do to maintain my apartment via the emails from Ben. Especially with the semester being pushed back I had a lot of unanswered questions from the school that Ben handled well!" – H. Haynes, 2020-2021 tenant