

ITHACA RENTING COMPANY
119 Dryden Road, Ithaca, NY 14850
607-272-3000 · collegetown@ithacarenting.com
For the Lease at:
ADDRESS _____
APT # _____ **ROOM #** _____ Ithaca, NY 14850

Term of Sublet:
SUMMER (Year) _____
FALL (Year) _____
SPRING (Year) _____

Sublet Dates:
START DATE _____, **20** _____
END DATE _____, **20** _____

SUBLEASE AGREEMENT This Sublet is made pursuant to the following terms and conditions:
(This is a binding contract. Read all parts before signing.)

The Original Tenant named below sublets his/her/their interest in the following described Lease to the Subtenant named for the period stated as "Sublet Dates". All Tenants named on the Original Lease must agree to any Sublease. This Sublease is subject to approval from the Landlord. Original Tenant is responsible for providing a copy of their Original Lease to the Subtenant.

Parties, Premises, Term:

Landlord: The Landlord's Agent is Ithaca Renting Company, with offices at 119 Dryden Road, Ithaca, NY 14850. Phone: 607-272-3000 Website: www.ithacarenting.com Email: collegetown@ithacarenting.com

Original Tenant Full Legal Name: _____

Subtenant Full Legal Name: _____

All Subtenants MUST be Cornell Students.

Subtenant is required to provide a copy of photo ID/Passport and a fully completed Resident Information Form. High school students are not allowed. Additional Tenant and Subtenant information also listed on Schedule A.

Premises/ Address: _____ Apartment # _____ Room # _____ Ithaca, NY 14850

If this Sublet is for a Studio or 1 Bedroom, it is for single occupancy only. There are no exceptions. For 2 bedroom or larger apartments, the Sublet is for one occupant in the room designated above ONLY. The Subtenant does not have permission to enter or use any bedroom other than the one named above.

Sublease Term/Dates: Start Date 12:00 pm on m/d/y _____ End Date: 10:00 am on m/d/y _____.

Terms Included: Summer Fall Spring

The term of the Sublet shall be only for the dates specified. There is no provision for any extension. For the term of this Sublet, the Tenant relinquishes all rights to occupy the apartment. No access will be given, or keys will be issued to the Tenant, without the written permission of the Subtenant. Entry into the apartment earlier than start of the lease is not allowed. Extensions are not allowed. Refer to the Lease for this date.

Only one Sublet request per academic term is allowed.

Minimum Sublet length is one semester or full summer term. Short term Sublets are not permitted. AirBnB, VBRO or any other short-term housing is not permitted. Graduation Weekend sublets are not permitted.

Rent:

The original Tenant shall remain liable for all obligations and to the Landlord under the Lease during the entire term of Sublet, including payment of all rent and other payment obligations under the Lease and liability for any damages to the apartment, *even if caused by the Subtenant.*

Sublease Fee: A processing fee of \$10 is due from the Original Tenant for any Sublease request submitted for approval. This is due with the submission of any Sublease Agreement.

Sublease Rent: The Total Rent for the *entire sublet* is \$ _____.

Summer Term Sublet: the entire amount is due and payable to the Original Tenant before the start of the Sublease. Payments due after the start of a Summer Term sublease are not permitted.

Rent Due Date: _____ Rent Payable to (name): _____

Preferred Payment Method: Check Venmo PayPal Other _____

Fall/Spring Semester (or longer) Sublet: Payments may be made to the Landlord or to the Original Tenant, following the standard quarterly payment schedule in the Original Lease.
 Payments to Landlord should be paid through the Tenant Portal.
 Payments to Tenant should use Preferred Payment Method: Check Venmo PayPal
 Other _____

<i>Amount due</i>	<i>Date Due</i>	<i>Tenant Name, or Landlord</i>
\$ _____ due no later than _____ payable to _____		
\$ _____ due no later than _____ payable to _____		
\$ _____ due no later than _____ payable to _____		

Guarantee of Payment:

As a condition to the Landlord’s agreeing to approve any Sublease, Subtenant’s parent or guardian must sign this Sublease Agreement as a guarantor of timely payment of rent and any damages caused by the Subtenant.

Damage Deposit:

Subtenant agrees to pay a Damage Deposit directly to the Tenant before the start of the Sublease in the amount of
 \$1000 \$750 \$500 Other amount \$ _____.
 Damage Deposit due date: _____.

This Damage Deposit may be used to cover the costs of damages to the apartment as specified in the Landlord’s Rules for Tenants section of the Original Lease.

The Tenant agrees to refund this damage deposit directly to the Subtenant within 30 days of the end of the Sublet if the apartment is left clean and well maintained with no damages and all keys returned. The Tenant and Subtenant should inspect the apartment at the start of the Sublet and submit an inspection form to Ithaca Renting Company within five days of the Subtenant’s move-in. If there are deductions from the Tenant’s damage deposit due to damage to the apartment, the Tenant shall provide written notification of the items of damage to the Subtenant.

Cleaning: Tenant is responsible for providing the apartment to the Subtenant in a clean and well-maintained condition. Subtenant is required to return the apartment to the Tenant in a clean and well-maintained condition at the end of the Sublease. You should hire independent cleaners in advance if you are unable to clean the apartment.

For Sublease terms that end at the same time the original lease period ends. Subtenant is responsible to follow all move out directions available from the Landlord, including cleaning the apartment, and removal of all personal possessions that remain in the apartment, even if left by Original Tenant. Items left in the apartment at the end of the Lease Term will be considered abandoned and will be subject to removal and removal/cleaning fees will be charged against the Damage Deposit held by the Landlord.

Utilities:

Utility/Other Expenses Included in Rent: Heat, Water, Gas, and Basic Maintenance are included in the Rent. Trash Fees are included in the Rent for all locations except 418, 426 Eddy Street, 213 Williams Street.

Utility/Other Expenses NOT included in Rent: Parking, Telephone, TV, Internet, Electricity. Parking is not included or provided for any period of the sublet.

Electricity

- Fall/Spring Semester Studio Sublets: Subtenant is required to complete a NYSEG Electric Service Request form and pay Electric service for apartment directly to the utility provider.
- Fall/Spring Semester Group Lease Sublets: Subtenant is required to pay for Electric service to a designated Tenant.
- Summer Sublets: The Electric service will remain in the Original Tenant’s name for billing. Subtenant agrees to pay the Tenant back directly for the cost of electricity. Utility fees may be subtracted from the Sublease Damage Deposit held by the Original Tenant.

Internet

Subtenant should provide their own Internet and Router, unless explicitly stated below.

- Internet is included in the Sublease Rent. The Tenant has pre-paid for Internet service to the apartment. Any fee required for Internet should be included in the Total Sublease Rent as stated above. Subtenant should provide their own router.
- Internet is not included in the Sublease Rent. Tenant has not pre-paid for any Internet Service, and Subtenant should make their own arrangements for Internet services and provide their own router.

Schedule A

Tenant Name: _____
Permanent Home Address:
Street: _____
City: _____ State: _____ Zip: _____
Cell Phone: (____) _____
E-mail: _____@cornell.edu
Alternate E-mail: _____

Subtenant Name: _____
Permanent Home Address:
Street: _____
City: _____ State: _____ Zip: _____
Cell Phone: (____) _____
E-mail: _____@cornell.edu
Alternate E-mail: _____
 Undergrad or Grad Male or Female
Class Year: _____ Major: _____

Reason for Sublet:
 Summer Sublet
 Away/Abroad in: _____
 Other, explain: _____

Parent/Guardian Contact Information:
Name: _____
Relationship to You: _____
Email: _____
Phone: (____) _____

CONSENT OF TENANTS

If there is more than one Tenant on the Lease, then the written consents to the Lease Sublet by all other Tenants in the apartment is required. These consents must be submitted to the Landlord.

I agree and give my consent to the above Sublet:

Print Name: _____ Signature: _____ Date: _____
Print Name: _____ Signature: _____ Date: _____

LANDLORD'S APPROVAL

If the Landlord approves the sublet, the sublet shall become effective.

The Landlord's written approval of the Sublet is required. Ithaca Renting Company reserves the right to refuse to approve a sublet request for any reasonable cause. Permission to Sublet will not be unreasonably withheld by the Landlord. The Landlord may ask the Tenant/Subtenant for additional information before making a decision to approve or not approve a Sublet Request Form. Approval or refusal to Sublet shall be granted within 10 days of the submission of this form.

Sublet is approved:

_____ Agent, Ithaca Renting Company _____ Date

Upon approval of this Sublease Agreement, a copy of this signed agreement will be sent by e-mail to the Tenant, Subtenant, Subtenant's parent/guardian and any other Tenants named on the original lease.

For Office Use: File to 20-21 lease 21-22 lease other lease

- Approved with the following changes: _____
- \$10 fee paid
- ID received
- Info Form received
- NYSEG form received
- NYSEG form not needed
- Tenant signature/info complete
- Subtenant signature/info complete
- Subtenant Parent signature/info complete
- Start/End Dates verified as correct

- Scanned/mailed to Tenant/Sub/Parent/Roommates
- Uploaded/created to RM
- Entered in FM