

B.P.M.'S SUBLEASING INFORMATION

Definition: When ALL tenants on the lease are moving out. If any of the original tenants are remaining, this is what is referred to as a "Roommate Change." Please refer to the section of your lease that pertains to "Assignment or Subleasing".

1. Sublet with Liability – one time fee to original tenant of 50% of one months rent
 2. Sublet without Liability – one time fee to original tenant of 100% of one months rent
-
1. Sublet with a Check-Out (unit must be COMPLETELY EMPTY, ie, no furniture left behind!)
 2. Sublet without a Check-Out ("As Is")
-

Whichever route is chosen, it is your (the tenants) responsibility to find a reliable tenant(s) to take over your lease for the rest of your lease term.

If we have a sublet list going at the time, we would be happy to add your name and details about your unit to it. We'll also add your info to our always-current website. However, it is FULLY the tenants responsibility to find suitable replacement tenants! So, we suggest that you should run you own personal ad as well. We highly recommend craigslist.com, as well as The Colorado Daily (442-8888), Off-Campus Housing (492-7053) or any of the following: craigslist.com; roommates.com; viva.com; rentnet.com; move.com; Ralphies List and/or Facebook.

BPM will try to refer any interested parties to you for a showing,
but it is YOUR responsibility to hold the showing and to negotiate:
Rent, Security Deposit, and Move-In Date

NOTE: Should you have to lower the rent, it is your responsibility to make up the difference at the signing of the sublet agreement.

ONCE YOU HAVE FOUND SOMEONE TO TAKE OVER YOUR LEASE.....

This person will need to:

- Complete a Rental Application and pay \$40 and get approved by our background service (takes 2-4 days)
- YOU CALL BPM to learn if you have approval!
- Once approved, you MUST read a copy of the original tenants lease prior to your BPM appointment

All subtenants and all original tenants then arrange an appointment with a BPM representative to sign all of the necessary paperwork.

IF ALL TENANTS CAN'T BE PRESENT – please provide us with email, fax number, or date and time this tenant will be able to sign.

NOTE: it isn't a fully executed document without all signatures!

BEFORE YOUR MEETING WITH BPM, PLEASE DECIDE THE FOLLOWING.....

Are the new tenants putting down a **full** security deposit?

If so, you can do a “**SUBLET WITHOUT LIABILITY.**” You will be completely absolved of any responsibility (financially or otherwise) with respect to this unit in the future. A full, standard check-out will be conducted and in accordance with BPM's lease (i.e. lock change, carpet cleaning, drip pans for electric ovens, general cleaning if needed, maintenance if needed). BPM needs 2-4 business days between move-out and move-in, and PLEASE NOTE: the original tenants will be fully responsible financially up until the day the subtenants occupy the unit.

Are the new tenants putting down a **partial** security deposit?

If so, the original tenants will not receive their deposit back until the end of the lease term. A full check-out may / may not be conducted – it is up to you! In this case, you would be doing a “**SUBLET WITH LIABILITY**”. It is necessary to share a copy of your Condition Report with the incoming tenants to discuss what damages have / have not occurred during your tenancy. We are happy to provide you with a blank copy of a Condition Report to complete between yourselves.

Are the new tenants putting down **zero** security deposit?

Normally, in this case, the subtenant is agreeing to take the unit “as is.” All of the security deposit will be returned to the original tenant less any deductions, at the end of the lease term. We still recommend sharing a copy of your Condition Report with the incoming tenants to discuss what damages have / have not occurred during your tenancy. We are happy to provide you with a blank copy of a Condition Report to complete between yourselves.

***Please be prepared to pay at the time of sublease signing –
difference in rent (if any), sublet fee, security deposit (subtenant).***

We know that this process can be stressful, detailed, and somewhat confusing.
Feel free to call with any questions and good luck!

TEMPORARY SUBLET

This occurs when the original tenants are going to move back in to the unit before the term of the lease expires. The subtenant still must go through the approval process and an appointment still must be set. NO SECURITY DEPOSIT IS TAKEN FROM SUB TENANT, and the sub tenant will be accepting the unit in “as is” condition. There are no subletting fees assessed to the tenants with this transaction.