

ASSIGNMENT OF LEASE AGREEMENT

I, _____ ('Original Tenant/Assignor') wish to assign my lease dated, _____, 20____, at _____ . I understand I am responsible for the assignment fee of \$_____. The Assignee understands they will be responsible to the lease and a new deposit will be required. Original Tenant/Assignor shall remove all personal property and make the premises ready and available to Assignee as of 12PM (Noon) on _____, 20____. If, for any reason, premises do not get formally assigned to Assignee in writing, then Original Tenant/Assignor shall remain liable for Rent.

The above stated amount shall be due upon execution of this agreement and will be an Assignment Deposit and potentially refundable to Original Tenant/Assignor until premises are formally assigned from Assignor to Assignee at which time this will become an Assignment Fee and non-refundable to Original Tenant/Assignor.

MOVEOUT: On the date stated above, Original Tenant/Assignor shall surrender the dwelling unit in as good condition as they were at the commencement of their Lease, reasonable wear and tear excepted (wear and tear does not include necessary replacement of light bulbs, heat pump filter, burner pans, or smoke detector batteries). Original Tenant/Assignor shall have cleaned the dwelling unit, including, but not limited to, walls, appliances, cabinets, ceilings, floors, baseboards, fans, furniture, and bathrooms (including toilets, sinks and tubs), mechanical rooms and basements. Carpets shall be professionally cleaned by Landlord/Agent at Original Tenant/Assignor's expense. Original Tenant/Assignor is responsible for missing and/or damaged furniture at move out. Original Tenant/Assignor shall remove all personal belongings and any trash from the dwelling unit, building and grounds prior to the lease end date. If tenant requests to participate in move out inspection; all property keys must be provided at the time of inspection and all personal belongings must be out of the dwelling unit and all cleaning to be performed by tenant must be complete prior to an inspection. Original Tenant/Assignor shall not dispose of any type of furniture on the premises or will be subject to fines to have these items removed from the premise.

PARKING/VECHICLES: All vehicles must have a current registration, licensing and/or inspections. Vehicles with flat tires, on supports or inoperable may not remain on premises and are subject to towing at owners expense. No vehicles are to be repaired on property. Tenant agrees to comply with any and all Parking Policies, Markings, and Signage. Vehicles that violate the Parking Policy, Markings, or Signage will be towed at vehicle owner's expense. Vehicle owners who have parked illegally on the premise will be subject to booting or towing at vehicle owners expense. Landlord/Agent assumes no responsibility for damage or theft of any vehicle on the premise. Any tenant with an alternative vehicle (new car, rental car, or any other vehicle not properly permitted) will be subject to towing at Tenant's expense. Tenant must notify management in writing and receive a new parking pass from Management for any alternative vehicle in Tenant's possession. Management takes no responsibility for any alternative vehicle being towed that is not properly permitted.

HOLDOVER TENANT - If Original Tenant/Assignor remains in possession of the Dwelling Unit after the required vacating date, Original Tenant/Assignor will be liable for the following damages sustained by Landlord, or Agent: (i) its actual damages which include but not are limited to, holdover rent equal to the Per Diem Rent set forth in section 1(c) of the Residential Lease Agreement multiplied by the number of days Tenant stays in possession of the Dwelling Unit after the vacating date, and storage, hotel, meals, mileage, etc., payable to the new tenant; (ii) liquidated damages equal to one-hundred and fifty percent (150%) (or one-hundred percent (100%) for any HUD property) of the Per Diem Rent, multiplied by the number of days Tenant stays in possession of the Dwelling Unit after the vacating date; and (iii) reasonable attorney's fees and court costs. Nothing herein shall be deemed to create a right on the part of Tenant to holdover after the required vacating date.

Original Tenant/Assignor

Date

Assignee

Date