

## Information

### Effective date

August 9, 2013

### Use

The *Assignment of Rents, Profits and Leases* (Form 630170) is used when real estate taken as collateral is or will be leased to one (1) or more tenants (lessees). The assignment provides SunTrust with all of the rights but none of the obligations arising under the lease, including the right to collect lease payments directly from the lessee in the event of the Borrower's default.

The assignment form references SunTrust's security instrument (mortgage, deed to secure debt, or deed of trust) and must be recorded in the land records where the real estate is located.

### Instructions

The table below shows section names and descriptions for the items required in the Assignment of Rents, Profits and Leases (Form 630170).

**Note:** The form may be completed by the closing attorney.

Section	Description
<b>Address for return of recorded instrument</b>	Enter the mailing address where the original instrument is to be returned after recordation. For Florida only: the name of the <i>individual</i> who prepared the form must also be entered. <ul style="list-style-type: none"><li>• Applicable <i>CCSC address</i> if the instrument is to be returned to SunTrust</li><li>• You may also enter the name and address of a third party, such as the closing attorney.</li><li>• Or you may enter underlines to be completed by the closing attorney.</li></ul>
<b>SunTrust Bank Address for purpose of legal notice</b>	Enter the applicable <i>CCSC address</i> , adding " <b>Attention Legal Notices Specialist</b> "
<b>Virginia Real Estate</b>	For Virginia only: enter the <i>Map</i> or <i>PIN</i> for the real estate. This is the same number as indicated on the deed of trust. <b>Note:</b> The <i>name</i> of the party preparing the form must be entered.
<b>Tennessee Real Estate</b>	For Tennessee only: enter amount of tax due. Enter "-0-" if tax has been paid on the deed of trust.
<b>dated as of</b>	<i>Effective date</i> of the assignment.
<b>By</b>	<i>Name(s)</i> of all property Owner(s). <b>Notes:</b> <ul style="list-style-type: none"><li>• These are referred to as Assignor(s).</li><li>• These should be the same as the property Owner(s) shown on the security instrument.</li><li>• For Virginia real estate, the surname of individual</li></ul>

Section	Description						
	<p>owners must be in caps or underlined.</p> <p><u>Reference</u>: See the instructions for the applicable security instrument for additional information.</p>						
<b>Recitals</b>							
1	<p><i>Jurisdiction</i> where the real estate is located.</p> <p><u>Example</u>: City of Richmond, Virginia; County of Broward, Florida.</p>						
2	<p>Use the table below to complete this section.</p> <table border="1" data-bbox="529 562 1170 993"> <thead> <tr> <th data-bbox="529 562 816 625">IF the security instrument...</th> <th data-bbox="816 562 1170 625">THEN...</th> </tr> </thead> <tbody> <tr> <td data-bbox="529 625 816 720">for the property is being recorded along with the assignment</td> <td data-bbox="816 625 1170 720">leave blank.</td> </tr> <tr> <td data-bbox="529 720 816 993">has already been recorded</td> <td data-bbox="816 720 1170 993">           indicate recordation information for the security instrument.   <u>Example</u>: recorded in the land records of the above jurisdiction on <b>June 15, 2001</b> in <b>Deed Book 3002</b> at <b>Page 12</b>.         </td> </tr> </tbody> </table>	IF the security instrument...	THEN...	for the property is being recorded along with the assignment	leave blank.	has already been recorded	indicate recordation information for the security instrument.  <u>Example</u> : recorded in the land records of the above jurisdiction on <b>June 15, 2001</b> in <b>Deed Book 3002</b> at <b>Page 12</b> .
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<b>Miscellaneous Provisions</b>	<p>Indicate the governing law, which is the location of the property.</p> <p><u>Example</u>: Georgia, Florida.</p>						
<b>Signatures</b>	<i>Signature(s)</i> of all property Owners (Assignors).						
<b>Address</b>	<i>Address</i> for all property Owners						
<b>DC Property</b>	<p>If the Owner is a corporation and the property is located in the District of Columbia, the corporation must appoint the party executing the assignment as attorney-in-fact.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• This is entered in the appointment section at the bottom of Page 4.</li> <li>• This must be completed by the corporation.</li> </ul>						
<b>MD Property</b>	<p>The affidavit of preparation must be completed if the property is located in Maryland.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• The applicable section must be completed by either the preparing attorney or a bank representative, depending upon who completed the form.</li> <li>• This is found in Page 6.</li> </ul>						
<b>Acknowledgments</b>	All signatures must be notarized.						
<b>Exhibit A</b>	<p>Reference the attached assignment by specifying:</p> <ul style="list-style-type: none"> <li>• the <i>date</i> of the assignment,</li> <li>• the <i>name(s)</i> of the Owner(s), and</li> <li>• a full <i>legal description</i> of the real estate, including the being clause if available.</li> </ul>						

<b>Section</b>	<b>Description</b>
	<b>Note:</b> Date and names of Owners must be the same as that entered on page 1 of the assignment form.