

Information

Effective date

February 18, 2005

Use

The *Assignment of Rents, Profits and Leases (Real Estate)* (630170MS) is used when real estate located in Mississippi is taken as collateral and is or will be leased to one 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 is obtained in conjunction with a deed of trust references SunTrust's deed of trust (referred to in the form as the "security instrument"). The assignment form must be recorded in the Office of the Register of Deeds in the county 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 (Real Estate) (Form 630170MS).

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

Section	Description
Prepared by:	Indicate "SunTrust Bank" if the form is completed by a Bank representative
Address	Indicate the name and address of the person to whom the deed of trust should be returned after recordation. If the deed of trust is to be returned to SunTrust, enter "Exceptions Department" in the "ATTN" section and the remaining lines should be completed with the applicable CCSC address.
Telephone No.	Enter the phone number of the person to be contacted regarding the deed of trust. If a CCSC address is used, use the phone number for the applicable CCSC location.
Indexing	To: Identify the District and County where the real property is located. Indexing information: Mississippi requires that every deed of trust identify on its face the quarter section or governmental lot or other applicable subdivision of each section, township and range, or a lot number for platted subdivisions. Refer to the title work provided for the property to complete this section.
dated as of	<i>Effective date</i> of the assignment (generally the date the assignment will be executed/the closing date).
By	<i>Name(s)</i> of all property Owner(s). Notes: <ul style="list-style-type: none">• Owner(s) are referred to as Assignor(s).• Should be the same as the property Owner(s) shown on the security

Section	Description						
	instrument.						
Recitals							
1	<i>County</i> where the real estate is located.						
2	<p>Use the table below to complete this section.</p> <table border="1" data-bbox="509 409 1151 842"> <thead> <tr> <th data-bbox="509 409 797 472">IF the security instrument...</th> <th data-bbox="797 409 1151 472">THEN...</th> </tr> </thead> <tbody> <tr> <td data-bbox="509 472 797 562">for the property is being recorded along with the assignment</td> <td data-bbox="797 472 1151 562">Leave blank.</td> </tr> <tr> <td data-bbox="509 562 797 842">has already been recorded</td> <td data-bbox="797 562 1151 842"> indicate recodation information for the security instrument. <i>Example:</i> recorded in the land records of the above jurisdiction on June 15, 2004 in Deed Book 300 at Page 12. </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 recodation information for the security instrument. <i>Example:</i> recorded in the land records of the above jurisdiction on June 15, 2004 in Deed Book 300 at Page 12.
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Address	<i>Address</i> for all property Owners						
Signatures	<i>Signature(s)</i> of all property Owners (Assignors). Enter the name of each individual Owner beneath the signature; enter the name and title of each signer executing the form on behalf of an entity.						
Acknowledgments	All signatures must be notarized.						
Exhibit A	<p>Reference the attached assignment by specifying:</p> <ul style="list-style-type: none"> • the <i>date</i> of the assignment, • the <i>name(s)</i> of the Owner(s), and • a full <i>legal description</i> of the real estate, including the being clause if available. <p>Note: Date and names of Owners must be the same as that entered on page 1 of the assignment form.</p>						