

Information

Effective date

June 08, 2009

Use

The *Assignment of Rents, Profits and Leases (Real Estate)* (630170NC) is used when real estate located in North Carolina 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 630170NC).

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

Section	Description				
Address for return of recorded instrument	<p>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.</p> <ul style="list-style-type: none"> Applicable CCSC address if the instrument is to be returned to SunTrust <table border="1"> <tr> <td>Atlanta CCS</td> </tr> <tr> <td>211 Perimeter Center Parkway GA-Atlanta-0039, Atlanta, GA 30346</td> </tr> <tr> <td>Richmond CCS</td> </tr> <tr> <td>10710 Midlothian Turnpike VA-RIC-2405, Richmond, VA 23235</td> </tr> </table> <ul style="list-style-type: none"> You may also enter the name and address of a third party, such as the closing attorney. Or you may enter underlines to be completed by the closing attorney. 	Atlanta CCS	211 Perimeter Center Parkway GA-Atlanta-0039, Atlanta, GA 30346	Richmond CCS	10710 Midlothian Turnpike VA-RIC-2405, Richmond, VA 23235
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SunTrust Bank Address for purpose of legal notice	<p>Enter the applicable CCSC address under "Attention Legal Notices Specialist"</p> <table border="1"> <tr> <td>Atlanta CCS</td> </tr> <tr> <td>211 Perimeter Center Parkway GA-Atlanta-0039, Atlanta, GA 30346</td> </tr> <tr> <td>Richmond CCS</td> </tr> <tr> <td>10710 Midlothian Turnpike VA-RIC-2405, Richmond, VA 23235</td> </tr> </table>	Atlanta CCS	211 Perimeter Center Parkway GA-Atlanta-0039, Atlanta, GA 30346	Richmond CCS	10710 Midlothian Turnpike VA-RIC-2405, Richmond, VA 23235
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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:				

Section	Description						
	<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 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="524 447 1401 758"> <thead> <tr> <th data-bbox="524 447 971 478">IF the security instrument...</th> <th data-bbox="971 447 1401 478">THEN...</th> </tr> </thead> <tbody> <tr> <td data-bbox="524 478 971 541">for the property is being recorded along with the assignment</td> <td data-bbox="971 478 1401 541">Leave blank.</td> </tr> <tr> <td data-bbox="524 541 971 758">has already been recorded</td> <td data-bbox="971 541 1401 758"> indicate recordation information for the security instrument. <u>Example:</u> 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 recordation information for the security instrument. <u>Example:</u> 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>						