

**ASSIGNMENT OF LEASES AND SECURITY DEPOSITS**

1 Seller, \_\_\_\_\_, has sold to Buyer, \_\_\_\_\_  
 2 \_\_\_\_\_, a \_\_\_\_\_ - unit rental property located at \_\_\_\_\_  
 3 \_\_\_\_\_, Wisconsin (hereinafter Property). Seller makes the following assignments  
 4 relative to the sale of the Property:

5 ■ **LEASES:** Seller hereby assigns and transfers to Buyer all right, title, and interest in and to any and all current leases pertaining to  
 6 the Property. Seller retains the right and responsibility to (collect delinquent rents due prior to closing) (complete eviction actions  
 7 commenced prior to closing) ( \_\_\_\_\_ ).

8 **COMPLETE AND/OR STRIKE AS APPLICABLE** With respect to all units with written leases, Seller represents and warrants that any  
 9 and all agreements with the tenants are set forth in the leases previously delivered to Buyer; that such leases are complete; and that  
 10 there are no other current leases for the Property.

11 ■ **SECURITY DEPOSITS:** Seller assigns and transfers to Buyer all security deposits with respect to the Property in the total amount  
 12 shown on line 40 of the Rent Schedule below. This amount is credited to Buyer on the closing statement.

13 ■ **RENTS:** Seller warrants and represents that there are prepaid rents in the amount of \$ \_\_\_\_\_, as of the closing date, which  
 14 are hereby assigned to Buyer; that current rents have been prorated per lines 41-43 below and the prorated amount of \$ \_\_\_\_\_  
 15 is hereby assigned to Buyer; and that all sums hereafter collected by Buyer shall be deemed to be rent for the month following closing  
 16 and shall belong to Buyer. All assigned rent shall be credited against the purchase price.

17 ■ **BUYER INDEMNIFICATION:** Buyer hereby assumes all of Seller's duties, liabilities and responsibilities as landlord in the leases  
 18 assigned to Buyer in this agreement and with respect to tenants of the Property without written leases. Buyer will indemnify and hold  
 19 Seller harmless from any claim or loss with respect to the Property or the tenants thereof, including reasonable attorneys fees,  
 20 resulting from any damage or injury incurred, or any incident or event pertaining to the tenants, first arising at or after closing.

21 ■ **SELLER INDEMNIFICATION:** Seller will indemnify and hold Buyer harmless from any claim or loss, including reasonable  
 22 attorneys fees, that it may incur as a result of any dispute or litigation regarding the accuracy of the Rent Schedule below or as a result  
 23 of any breach of Seller's warranties and representations.

24 ■ **ADDITIONAL PROVISIONS:** \_\_\_\_\_  
 25 \_\_\_\_\_  
 26 \_\_\_\_\_

27 ■ **RENT SCHEDULE:**

UNIT NO.	LEASE/TENANCY END DATE	TENANT NAMES	MONTHLY RENT AMOUNT	SECURITY DEPOSIT AMOUNT
28				
29				
30				
31				
32				
33				
34				
35				
36				
37				
38				
39				
<b>TOTALS</b>			<b>\$</b>	<b>\$</b>

41 ■ **RENT PRORATION FORMULA:** Divide the total Monthly Rent Amount from line 40 above by the number of days in the month of  
 42 closing. Multiply the result by the number of days remaining in the month of closing, beginning the count with the day of closing. The  
 43 product is the amount of the rent proration credited to Buyer at line 14 above.

44 (X) \_\_\_\_\_  
 45 (Seller's Signature) ▲ Print Name Here ► (Date) ▲

46 (X) \_\_\_\_\_  
 47 (Buyer's Signature) ▲ Print Name Here ► (Date) ▲