

## REQUEST FOR ASSIGNMENT OF LIABILITY

Address: \_\_\_\_\_, Ames, Iowa Rent: \$ \_\_\_\_\_

#BRs: \_\_\_\_\_ Today's Date: \_\_\_\_\_ Phone: \_\_\_\_\_

Reason for Leaving: \_\_\_\_\_

Tenant(s) would like to assign their lease for the remainder of the lease term. This lease between Furman Property Management (FPM) as the landlord and the undersigned Tenant(s) is dated \_\_\_\_\_. Tenant(s) would like to assign their interest in this lease subject to all the terms and conditions of this lease. New Tenant (Assignee) will be required to pay the sum equal to one month's current rent to the Landlord as an additional security deposit for this lease as stated in the Dwelling Unit Rental Agreement. This deposit is for the protection of the Tenant(s) and will be used first to cover damages or unpaid rent caused by the Assignee. There are circumstances when the liability of the outgoing tenant(s) will not be approved right away. The reason for the delay is that we want to make sure that there are no problems before we release the previous tenant(s).

Tenant(s) give permission to FPM to show their apartment to prospective tenant(s).

If Tenant's request to assign their lease is approved by FPM, this would in effect terminate Tenant's lease, and Tenant's security deposit would be returned within 30 days following approval of assignment, less any lawful deductions from the security deposit. Tenant is responsible for actual costs and expenses incurred by Landlord by reason of Tenant's assigning of Tenant's lease or any of Tenant's interest thereunder, which shall be deemed additional rent payable on the next date when periodic rent is due. Actual costs and expenses may include, but are not limited to: costs relating to processing applications, preparing documents, inspecting the Unit prior to release of assigning (outgoing) tenant, advertising the Unit, responding to inquiries regarding the rental, scheduling tours and providing tours, and leasing agent commissions and hourly rates. Tenant acknowledges that the sum of these costs and expenses will vary depending on the circumstances at the time of the assignment, but that in most cases the actual costs to Landlord will be approximately \$400.00. This amount is an estimate only; Tenant agrees to pay the actual costs and expenses incurred by Landlord by reason of Tenant's assigning of Tenant's lease, or any of Tenant's interest thereunder, and Tenant acknowledges such costs and expenses may exceed this estimated amount. Should Tenant fail to pay these actual cost and expenses, are deemed additional rent, by the next date when periodic rent is due, Landlord shall deduct the amount from Tenant's security deposit in accordance with the lease and Iowa law.

Tenant's repayment obligation shall be reduced in amount to the extent that Landlord is able to avoid incurring such costs and expenses because Tenant exclusively finds and shows the Unit to Tenant's own Assignee. Tenant acknowledges that the extent to which Landlord is able to avoid incurring such costs and expenses because Tenant exclusively finds and shows the Unit to Tenant's own Assignee will vary depending on the circumstances at the time of the assignment, but that in most cases the actual costs in such situations will be approximately \$200.00. This amount is an estimate only; Tenant agrees to pay the actual costs and expenses incurred by Landlord by reason of Tenant's assigning of Tenant's lease, or any of Tenant's interest thereunder, and Tenant acknowledges such costs and expenses may exceed this estimated amount.

Tenant(s) request this assignment and agrees to pay the actual costs and expenses incurred by Landlord by reason of Tenant's assigning of Tenant's lease as additional rent by the next date when periodic rent is due and, should Tenant fail to do so, authorize FPM to deduct these costs and expenses and any of Tenant's interest thereunder from the security deposit, in addition to any other lawful deductions from the security deposit.

Terms: From: \_\_\_\_\_, To: \_\_\_\_\_,

\*\* This is the earliest date you would want to assign the interest of your current lease

This is the last date of your current lease

\*\* FPM will schedule your move out inspection 3 business days before this date.

Tenant's Signature(s) \_\_\_\_\_  
\_\_\_\_\_

### Optional Requests ( If NO: leave blank -- If YES: all parties sign )

Would you like us to show your apartment without 24 Hour notice if no one responds to the above given phone numbers?

If yes, then sign here: \_\_\_\_\_  
\_\_\_\_\_

\*\*\*\*\* For Office Use Only \*\*\*\*\*

Rec'd by FPM: \_\_\_\_\_ Date: \_\_\_\_\_