

ASSIGNMENT CONTRACT FOR REAL ESTATE

Property Address: _____ City/State/Zip: _____

Assignor Information:

Full Name: _____

Government ID / Driver License No.: _____

Address: _____

Phone/Email: _____

Assignee Information:

Full Name: _____

Government ID / Driver License No.: _____

Address: _____

Phone/Email: _____

Property Description:

Legal Description: _____

Parcel Number: _____

Assignment Terms and Conditions:

Purchase Price: _____ USD

Payment Method and Schedule: _____

Clause 1 – Assignment and Assumption

Assignor hereby assigns, transfers, and conveys to Assignee all rights, title, and interest in and to the Property and all related rights, including but not limited to all contracts, rents, leases, and benefits, subject to the terms and conditions herein. Assignee hereby accepts such assignment and assumes all obligations related to the Property.

Clause 2 – Representations and Warranties of Assignor

Assignor represents and warrants that it is the lawful owner of the Property with full right and authority to assign it and that the Property is free of all liens, encumbrances, and claims, except as disclosed in writing to Assignee. Assignor further warrants that no pending litigation or claims affect the Property.

Clause 3 – Representations and Warranties of Assignee

Assignee represents that it has the legal capacity and authority to accept the assignment and assume the obligations of the Property as stipulated in this Agreement. Assignee acknowledges having conducted its own due diligence and accepts the Property in its current state.

Clause 4 – Purchase Price and Payment

The total purchase price for the assignment is the amount set forth above. Payment shall be made in accordance with the payment method and schedule agreed upon by the parties. Failure to make timely payment shall constitute a material breach of this Agreement.

Clause 5 – Closing and Delivery

Closing shall occur at a mutually agreed location. Assignor shall deliver to Assignee all necessary documents, titles, and instruments to effectuate the assignment and transfer of the Property. All parties agree to cooperate and execute any additional documents required for the consummation of this transaction.

Clause 6 – Taxes, Fees, and Expenses

All transfer taxes, recording fees, and other costs associated with the assignment shall be borne by the party as required by applicable law or as otherwise agreed herein. Each party shall be responsible for its own legal and professional fees.

Clause 7 – Default and Remedies

In the event of default by either party, the non-defaulting party shall have all remedies available at law or in equity, including specific performance and damages. The defaulting party shall be responsible for all costs and expenses, including attorney's fees, incurred by the non-defaulting party in enforcing this Agreement.

Clause 8 – Indemnification

Each party agrees to indemnify, defend, and hold harmless the other from and against any claims, liabilities, losses, damages, costs, and expenses arising out of any breach of this Agreement or any misrepresentation by the indemnifying party.

Clause 9 – Governing Law and Venue

This Agreement shall be governed by and construed in accordance with the laws of the State of _____ without regard to conflict of law principles. Any disputes arising hereunder shall be resolved exclusively in the state or federal courts located in _____ County, _____.

Clause 10 – Entire Agreement

This Agreement, together with all exhibits, schedules, and attachments hereto, constitutes the entire agreement between the parties and supersedes all prior negotiations, understandings, and agreements, whether oral or written.

Clause 11 – Amendments

No amendment or modification of this Agreement shall be effective unless in writing and signed by both parties.

Clause 12 – Severability

If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

Clause 13 – Notices

All notices required or permitted under this Agreement shall be in writing and shall be deemed given when delivered personally, sent by nationally recognized overnight courier, certified mail return receipt requested, or by electronic communication with confirmation.

Clause 14 – Counterparts

This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

Clause 15 – Binding Effect

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, and assigns.

Clause 16 – Further Assurances

Each party agrees to execute and deliver such additional documents and take such further actions as may be reasonably necessary to effectuate the purposes of this Agreement.

Clause 17 – No Waiver

No failure or delay by any party in exercising any right hereunder shall operate as a waiver of such right or any other right.

Clause 18 – Relationship of Parties

Nothing contained herein shall be deemed to create a partnership, joint venture, or agency relationship between the parties.

Clause 19 – Confidentiality

The parties agree to keep the terms of this Agreement and all related information confidential except as required by law or necessary to enforce its terms.

Clause 20 – Signatures

The parties have executed this Assignment Contract as of the date first written above.

ASSIGNOR'S SIGNATURE

ASSIGNEE'S SIGNATURE

Signature: _____

Signature: _____

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