

## ASSIGNMENT AGREEMENT

**This Agreement** is made the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_  
**Between**

(1) \_\_\_\_\_ (NRIC No. \_\_\_\_\_) of  
\_\_\_\_\_ (Address)

(2) \_\_\_\_\_ (NRIC No. \_\_\_\_\_) of  
\_\_\_\_\_ (Address)

(hereinafter called "**the Tenant**" which expression where the context so admits include his executors and personal executors and permitted assigns) of the one part **and**

(1) \_\_\_\_\_ (NRIC No. \_\_\_\_\_) of  
\_\_\_\_\_ (Address)

(2) \_\_\_\_\_ (NRIC No. \_\_\_\_\_) of  
\_\_\_\_\_ (Address)

(hereinafter called "**the Assignee**" which expression where the context so admits include his executors and personal executors and permitted assigns) of the other part

### WHEREAS

(a) \_\_\_\_\_  
(hereinafter called "**the Owner**") has agreed to let to the Tenant the premises described as \_\_\_\_\_

\_\_\_\_\_ (hereinafter called "**the Said Premises**") at a monthly rental of Singapore Dollars

(S\$ \_\_\_\_\_) on the terms, conditions, reservations, covenants and stipulations contained in the Tenancy Agreement made between the Owner and Tenant dated \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ (hereinafter called the Tenancy Agreement).

(b) The Tenant has now agreed with the Assignee to assign all his rights, title, interest and goodwill in the said premises to the Assignee on the following terms and conditions.

### NOW IT IS HEREBY AGREED AS FOLLOWS:

1. The Tenant has agreed to assign all his rights, title and interest in the tenancy of the said premises to the Assignee at a price of Singapore Dollars \_\_\_\_\_ (S\$ \_\_\_\_\_).

2. Upon the signing of this Assignment Agreement, the Assignee shall pay the sum of S\$ \_\_\_\_\_ being a deposit of the price, the receipt of which is hereby acknowledged by the Tenant.

3. The balance sum of S\$\_\_\_\_\_ shall be paid upon approval of the necessary application to the Owner for approval for the Assignee to be the new Tenant of the premises or the handing over of vacant possession whichever is the later.
4. This Assignment is subject to the following conditions :
  - (i) The written approval of Owner for the Assignee to take over for the remaining lease period ending \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_ according to the Tenancy Agreement dated \_\_\_\_\_.
  - (ii) The written approval of Owner and all relevant government authorities for the change of use of the said premises to \_\_\_\_\_, if any.
  - (iii) That the new rental imposed by Owner on the Assignee is not more than Singapore Dollars \_\_\_\_\_ (S\$ \_\_\_\_\_) per month.
5. In the event any of the conditions stipulated in Clause 4 herein is not satisfied, then this Agreement shall be deemed terminated and all monies paid herein shall be refunded to the Assignee and thereafter neither party shall have any claim against the other.
6. The Assignee shall pay all costs necessary and incidental to the application to Owner for approval for the signing of the fresh Tenancy Agreement and application for this change of use of the said premises, if any. This application to Owner to be executed by \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.
7. Should no application be submitted to the Owner by the date stipulated in Clause 6, it will be deemed that the Assignee has no longer any interest in taking over the premises and the said deposit shall be forfeited.
8. The Tenant agrees to pay **CCN REALTY PTE LTD (Licence No. 3008138F)** (known as the **Estate Agent**) a commission of the Ten percent (10%) of the assignment fee upon receipt of the letter of approval from the Owner for the Assignee to sign a fresh Tenancy Agreement with Owner. Should any monies paid hereunder be forfeited by the Tenant, then one half (1/2) of the monies forfeited shall be paid to Estate Agent providing the said amount does not exceed the commission.

In witness whereof the parties have hereunto set their hands this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_.

Signed by Tenant                    )  
   )  
   )  
 In the presence of                )

Signed by Assignee                )  
   )  
   )  
 In the presence of                )

\*Delete where appropriate