

Prepared by:

Return to:

State of Mississippi
County of _____
_____ Judicial District

ASSUMPTION AGREEMENT

WHEREAS _____, hereinafter referred to as "Lender,"
loaned ☐ _____ or ☐ _____, a
_____ corporation, hereinafter referred to as "Borrower(s)," whether one or
more, the sum of _____ Dollars (\$ _____),
as evidenced by note and deed of trust/mortgage dated _____ and recorded in Book
_____ at Page _____ of the Public Records of _____ County, Mississippi.

WHEREAS, said Borrower(s) has/have sold said property to the undersigned Purchaser(s) and
said Purchaser(s) desire to assume and agree to pay said indebtedness and perform all the
obligations of Borrower(s), and said Borrower(s) desire to be released from said obligations, and
Lender is willing to accept said assumption and release said original Borrower(s).

THEREFORE, for and in consideration of the premises and other good and valuable
considerations, the undersigned Purchaser(s) hereby assume and agree to pay the indebtedness
evidenced by said note and deed of trust/mortgage and perform all of the obligations provided
therein, it being agreed and understand that as of this date said indebtedness is
_____ Dollars (\$ _____), and that the interest rate shall
be _____% per annum, and that the monthly payments shall be made beginning the
_____ day of _____, 20 _____, in the sum of as follows:

Principal and interest	\$ _____
Accrued taxes	\$ _____
Accrued hazard insurance	\$ _____

Assumption Agreement

FHA M.I. or P.M.I. \$ _____

Total \$ _____

per month, and that in all other aspects, all terms and conditions of said note shall remain in full force and effect, and Lender hereby releases and discharges said original Borrower(s) upon their personal obligation upon said indebtedness.

This assumption by said Purchaser(s), if more than one, is joint and several and shall bind them, their heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties have hereunto executed this instrument, this _____ day of _____, 20____.

Witness
Address: _____

Borrower (if individual)

Witness:
Address: _____

Witness
Address: _____

Borrower (if individual)

Witness:
Address: _____

Witness
Address: _____

Borrower (if corporation)

Assumption Agreement

Witness:

Address: _____

Witness

Address: _____

Witness:

Address: _____

Witness

Address: _____

Witness:

Address: _____

Witness

Address: _____

Witness:

Purchaser (if individual)

Purchaser (if individual)

Purchaser (if corporation)

Address: _____

Witness
Address: _____

Lender(if individual)

Witness:
Address: _____

Witness
Address: _____

Lender(if individual)

Witness:
Address: _____

Witness
Address: _____

Lender(if Corporation)

Witness:
Address: _____

Acknowledgment of Individual – Borrower(s)

Assumption Agreement

State of Mississippi
County of _____

Personally appeared before me, the undersigned authority in and for said county and state, on this _____ day of _____, 20_____, within my jurisdiction, the within named _____, who acknowledged that he/she/they executed the above and foregoing instrument.

Notary Public

My commission expires: _____
Type or Print Name

State of Mississippi
County of _____

Personally appeared before me, the undersigned authority in and for said county and state, on this _____ day of _____, 20_____, within my jurisdiction, the within named _____, who acknowledged that he/she/they executed the above and foregoing instrument.

Notary Public

My commission expires: _____
Type or Print Name

Acknowledgment of Corporation – Borrower

State of Mississippi
County of _____

Personally appeared before me, the undersigned authority in and for said county and state, on this _____ day of _____, 20_____, within my jurisdiction, the within named _____, who acknowledged that he/she is _____ of _____, a _____ corporation, and that for and on behalf of the said corporation, and as its act and deed he/she executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Notary Public

(Seal)

My commission expires: _____

Assumption Agreement

Type or Print Name

Acknowledgment of Individual – Purchaser(s)

State of Mississippi

County of _____

Personally appeared before me, the undersigned authority in and for said county and state, on this _____ day of _____, 20_____, within my jurisdiction, the within named _____, who acknowledged that he/she/they executed the above and foregoing instrument.

Notary Public

My commission expires: _____

Type or Print Name

State of Mississippi

County of _____

Personally appeared before me, the undersigned authority in and for said county and state, on this _____ day of _____, 20_____, within my jurisdiction, the within named _____, who acknowledged that he/she/they executed the above and foregoing instrument.

Notary Public

My commission expires: _____

Type or Print Name

Acknowledgment of Corporation – Purchaser

State of Mississippi

County of _____

Personally appeared before me, the undersigned authority in and for said county and state, on this _____ day of _____, 20_____, within my jurisdiction, the within named _____, who acknowledged that he/she is _____ of _____, a _____ corporation, and that for and on behalf of the said corporation, and as its act and deed he/she executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Assumption Agreement

(Seal)

Notary Public

My commission expires: _____

Type or Print Name

Acknowledgment of Individual – Lender(s)

State of Mississippi

County of _____

Personally appeared before me, the undersigned authority in and for said county and state, on this _____ day of _____, 20_____, within my jurisdiction, the within named _____, who acknowledged that he/she/they executed the above and foregoing instrument.

Notary Public

My commission expires: _____

Type or Print Name

State of Mississippi

County of _____

Personally appeared before me, the undersigned authority in and for said county and state, on this _____ day of _____, 20_____, within my jurisdiction, the within named _____, who acknowledged that he/she/they executed the above and foregoing instrument.

Notary Public

My commission expires: _____

Type or Print Name

Acknowledgment of Corporation – Lender

State of Mississippi

County of _____

Assumption Agreement

Personally appeared before me, the undersigned authority in and for said county and state, on this _____ day of _____, 20_____, within my jurisdiction, the within named _____, who acknowledged that he/she is _____ of _____, a _____ corporation, and that for and on behalf of the said corporation, and as its act and deed he/she executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

(Seal)

Notary Public

My commission expires: _____

Type or Print Name