

Chapter 13

Leases

Learning Objectives

1. Differentiate between a finance lease and an operating lease.
2. Account for finance leases by lessees and by lessors.
3. Account for operating leases by lessees and by lessors.

Introduction

Lease is an agreement whereby the lessor conveys to the lessee, in return for a payment or series of payments, the right to use an asset for an agreed period of time.

Leases include hire purchase contracts (i.e., contracts for the hire of an asset which contain a provision giving the hirer an option to acquire title to the asset upon the fulfillment of agreed conditions).

Classification of Leases

1. *Finance lease* – is a lease that transfers substantially all the risks and rewards incidental to ownership of an asset.
2. *Operating lease* – is a lease that does *not* that transfer substantially all the risks and rewards incidental to ownership of an asset.

The classification of a lease depends on the substance of the transaction rather than the form of the contract.

Finance lease

Any of the following would lead to a finance lease classification:

- a. The lease *transfers ownership* of the asset to the lessee by the end of the lease term.

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