

STANDARDIZED OPERATING PROCEDURE FOR PURCHASERS OF REAL ESTATE
PURSUANT TO REAL PROPRTY LAW §442-H

Keller Williams Realty Hudson Valley North (the "Broker") is making this Standardized Operating Procedure available on any publicly available website and mobile device application maintained by the Broker and any of its licensees and teams. Broker has copies of these Standardized Operating Procedures available to the public upon request at Broker's office location.

Please be advised that prior to offering agency services, Broker:

1. **Does Not** require prospective buyer clients to show identification. However, although Broker may not require such information, a seller of real estate may require this information prior to showing the property and/or as part of any purchase offer.
2. Will present an Exclusive buyer broker agreement to prospective purchasers but **Does Not** require an exclusive buyer broker agreement. In the event the client refuses to sign the exclusive buyer broker agreement, an agent may elect to work with the client on a non-exclusive basis.
3. **Does Not** require pre-approval for a mortgage loan/proof of funds. However, although Broker may not require such information, a seller of real estate may require this information prior to showing the property and/or as part of any purchase offer.

Acknowledgement of Broker

Broker:

By: Elizabeth Alfeld
Name: Elizabeth Alfeld
Title:

State of NY
County of Greene

The foregoing document was acknowledge before me this 9 day of April 2022 by Elizabeth Alfeld who personally appeared who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

Dorothy J Grupe

Notary Signature

DOROTHY J GRUPE

Notary Public, State of New York

No. 01GR6074563

Qualified in Greene County

My Commission Expires May 20, 2022