

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

BALCH BUYERS REALTY II (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 Broker:

     Requires   X   Does not require      1. Prospective buyer clients to show identification\*

  X   Requires      Does not require      2. Exclusive buyer broker agreements

     Requires   X   Does not require      3. Pre-approval for a mortgage loan / proof of funds\*

Pre-approval, while not required, is **STRONGLY RECOMMENDED** when searching for properties to buy

\*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: **BALCH BUYERS REALTY II**

By: \_\_\_\_\_

Name: Peter Bell

Title: Principal Broker

State of New York

County of Putnam

The foregoing document was acknowledge before me this 1st day of April 2022 by Peter Bell 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

\_\_\_\_\_  
Notary Signature