

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

Keller Williams Hudson Valley Realty (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 provide identification to work with a Licensed Agent. 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. **Does Not** require an exclusive buyer representation agreement to work with a Licensed Agent/Broker. The Broker does **require** a Buyer Broker Agreement to be signed to work with a Licensed Agent/ Broker and will present the option of an exclusive buyer representation agreement or a non-exclusive buyer representation agreement specific to properties shown by the Agent/Broker.
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: Karen Ciccone
Name: Karen Ciccone
Title: Broker

State of New York
County of Rockland

The foregoing document was acknowledge before me this 28th day of May 2024 by Karen Ciccone 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

[Signature]
Notary Signature

KRISTIN R. PELATTI
Notary Public, State of New York
No. 02PE6367268
Qualified in Westchester County
My Commission Expires February 11, 2027