



**Better
Homes
and Gardens**
REAL ESTATE

**SAFARI
REALTY**

Standardized Operating Procedure for Purchasers of Real Estate

Pursuant to Real Property Law 442-H

• Better Homes and Gardens Real Estate Safari Realty has adopted the following Standardized Operating Procedure, as required by New York State Law for all purchasers of Real Estate who decide to utilize the services of our company. This procedure is available on websites and mobile device application that are maintained and controlled by this brokerage, broker and any licensees associated with said brokerage. A copy of this procedure is available to the public upon request at this brokerage's office location.

Please be advised that Better Homes and Gardens Real Estate Safari Realty:

Does not require prospective buyer clients or customers to provide identification in order to view properties. *Buyers should be aware that at some time during a transaction that identification may be requested by the parties to a potential contract of sale.*

Does not require perspective buyer clients or customers to enter into an Exclusive Buyer Representation Agreement in order to view properties. *Buyers should be aware that a discussion, with our licensee, regarding the potential benefits of exclusive representation as an option to non-exclusive representation, since it is the choice of the buyer, as to what type of representation they desire may be reviewed. Also, buyers may at any time during the process request exclusive buyer representation. Signing, as required by New York State Law, of the New York State Disclosure Form (Agency) or the New York State Housing Discrimination Disclosure Form does not constitute an Exclusive Buyer Representation Agreement.*

Does not require perspective buyer clients or customers to provide a pre-approval for a mortgage loan or proof of funds in order to view properties. *Buyers should be aware that a pre-approval for a mortgage loan and or proof of funds is usually required by sellers at the time of presenting an offer. Buyers should also be aware that a discussion, with our licensee, of the benefits of a pre-approval may be discussed as an option to more accurately identify the affordability index or price range they should be searching in, both as a time management tool as well as providing the best opportunity to find their desired home.*

Although Better Homes and Gardens Real Estate Safari Realty may not require such information, a seller of real estate may require some or all of this information prior to allowing the buyer to view the property and or as part of any purchase offer.

ACKNOWLEDGEMENT of BROKER:

Frank J. Reali Jr. Better Homes and Gardens Real Estate Safari Realty

Signed: _____

New York State Licensed Real Estate Broker.

State of New York

County of Richmond

The foregoing document was acknowledged before me this 3 day of APRIL 20 22 by

FRANK J. REALI JR who personally appeared, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that the executed the same in his capacity and that his signature on the instrument the person, or entity upon behalf of which the person acted executed this instrument.

x

Notary Signature

Form 010203272022; April 15, 2022

THERESA PASSANESI
NOTARY PUBLIC STATE OF NEW YORK
RICHMOND COUNTY
LIC. # 01PA6120174
COMM. EXP. 12/12/24