

**Better Spaces Realty**

125 Donats Brow Lane  
Cobleskill, NY 12043

(518) 312-7334

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

Tammy Silvestri-Putnam (the "Broker") of Better Spaces Realty is making this Standardized Operating Procedure available on **SOP REAL PROPERTY LAW §442-H** also on the mobile device application maintained by the Broker and any of its licensees and teams. Better Spaces Realty Tammy Silvestri -Putnam (Broker) also has copies of these Standardized Operating Procedures available to the public upon request at Broker's office location.

Please be advised that Broker:

- Does not require            1. Prospective buyer clients to show identification\*
- Does not require            2. Exclusive buyer broker agreements
- Requires                        3. Pre-approval for a mortgage loan / proof of funds\*

\*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:

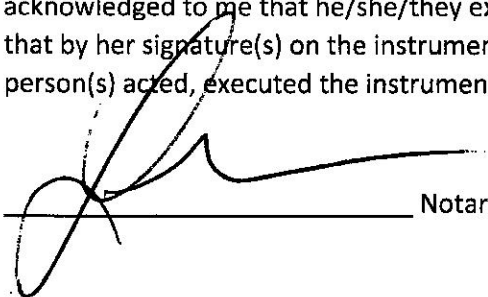
By: Tammy Silvestri Putnam

Tammy Silvestri-Putnam (Broker)

State of New York

County of Schoharie

The foregoing document was acknowledge before me this 18 day of April 2022 by Tammy Silvestri Putnam 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 her signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

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

LISA HECKER  
Notary Public, State of New York  
Qualified in Schoharie County  
Reg. No. 0114237-1-02  
My Commission Expires 06/30/2024