



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

Saperston Real Estate Corporation (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 primary office location which is 18 Trinity Place Buffalo, NY 14201, County of Erie.

Please be advised that Broker:

Does not Require

Prospective buyer clients to show identification*

Requires

Exclusive buyer broker agreements

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.

*Additional documentation may be required based on the property type (ie. Confidentiality Agreements, Liability Waivers, Covid – 19 Disclosures, etc.)

*These are the standard operating procedures as of the date of this document., **3/23/2022**

*These procedures are to be utilized and enforced at the discretion of individual representatives of Saperston Real Estate Corporation (NYS Licensed Brokers, Associate Brokers & Salespersons)