



Kelleher Realty
351 Rugg Rd
Schuylerville, NY 12871
518-368-0471

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

JEFFREY KELLEHER (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*
- Requires X Does not require 2. Exclusive buyer broker agreements
- Requires X Does not require 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: Jeffrey Kelleher
Name: JEFFREY KELLEHER
Title: BROKER / OWNER

State of New York
County of Saratoga

The foregoing document was acknowledge before me this 18th day of April 2022 by Jeffrey Kelleher 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

Erica Zeh
Notary Signature

ERICA ZEH
Notary Public, State of New York
Qualified in Saratoga County
Registration No. 01ZE6423092
Commission Expires Oct. 4, 2025