



Standardized Operating Procedure for Purchasers of Real Estate

Pursuant to Real Property Law Section 442-H

New York Choice Real Estate Inc. (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 also has copies available to the public upon request at the Broker's office location.

1. Prospective Client Identification

Buyer(s) and/or renter(s) are not required to provide identification to work with a New York Choice Real Estate agent. However, identification may be required when entering buildings, attending showings, or at the request of third parties such as sellers, listing agents, landlords, or building management.

2. Exclusive Broker Agreement

Buyer(s) and/or renter(s) are not required to enter into an exclusive brokerage agreement. However, parties may choose to enter into one.

3. Pre-Approval / Proof of Funds

Broker does not require proof of funds or mortgage pre-approval to begin working. However, proof of funds or pre-approval will be required prior to submitting an offer.

Although Broker may not require such information, a seller may require identification and/or proof of funds prior to showing or as part of an offer.

Acknowledgement of Broker

Broker: Lucy Mingrino

By: Lucy Mingrino
Name: Lucy Mingrino

Title: Broker / Owner

State of: New York

PNP County of: ~~Queens~~ NASSAU

Notary Acknowledgment

The foregoing document was acknowledged before me this ___ day of April, 2026, by Lucy Mingrino, 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.

*Sworn to before me
this 10th day of April, 2026*

Notary Public: PETER A. PRANDI

Signature: Peter A. Prandi

PETER A. PRANDI
Notary Public, State of New York
No. 02PR4796113
Qualified in Nassau County
Commission Expires April 30, 2027

