

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

J & A Capital Realty (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 ☒ Does not require      1. Prospective buyer clients to show identification\*
- \_\_\_ Requires ☒ Does not require      2. Exclusive buyer broker agreements
- \_\_\_ Requires ☒ 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: Jennifer  
Name: Jennifer Gao-Bosley  
Title: Principal Broker

State of New York  
County of Albany

The foregoing document was acknowledge before me this 21<sup>st</sup> day of April 2022 by Jennifer Gao-Bosley 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

[Signature]

Notary Signature

CHRISTEN FEKISHAZY  
Notary Public - State of New York  
No. 01FE638222  
Qualified in Ulster County  
My Commission Exp. 10/22/2022