



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

American Realty Group, 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 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.

*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 acknowledgement below.

*These procedures are to be utilized and enforced at the discretion of individual representatives of American Realty Group, Inc. (NYS Licensed Brokers, Associate Brokers & Salespersons)

Acknowledgement of Broker

AMERICAN REALTY GROUP, INC:

By: Michelle DeBergalis
Name: Michelle M. DeBergalis
Title: Broker/Owner

State of New York)

)ss.:

County of Erie)

On the 15 day of April in the year 22, before me, the undersigned notary public, personally appeared Michelle DeBergalis, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

CHRISTOPHER K ROGERS
NOTARY PUBLIC STATE OF NEW YORK
ERIE COUNTY
LIC. #01RO6386232
COMM. EXP. 02/11/ 23

[Signature] Notary Public