

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

Leonard Bellavia (the Principal 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:

1. Requires prospective buyer clients to show identification prior to signing a purchase offer.*
2. Requires buyers to sign an Exclusive Right to Represent Contract.
3. Requires pre-approval for a mortgage loan/proof of fund prior to signing a purchase offer.*

*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. In such case, Broker will adhere to the seller's requirements.

Acknowledgment of Broker

Principal Broker:

By: 
Name: Leonard Bellavia
Title: Principal Broker

State of New York)

SS:

County of Suffolk)

The foregoing document was acknowledged before me this 21st day of March, 2024 by Leonard Bellavia, who personally appeared and who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



Notary Signature

DAVID E. COHEN
Notary Public, State of New York
No. 01CO-4914562
Qualified in Suffolk County
Commission Expires ~~December 14, 2024~~ February 28, 2026