

STANDARDIZED OPERATING PROCEDURE FOR PURCHASERS OF REAL ESTATE

PURSUANT TO REAL PROPERTY LAW §442-H

**Spaventa 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: Spaventa Realty

By: Virginia A. Spaventa

Name: Virginia A. Spaventa

Title: Broker/Owner

State of Staten Island

County of Richmond County (Staten Island)

The foregoing document was acknowledge before me this 6 day of April 2022 by

Virginia A. Spaventa 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

Notary Signature

Joseph Brancale Jr.  
Notary Public, State of New York  
01BR4984378  
Qualified in Richmond County  
Commission Expires 07/22/20 25