



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

Perfect Place (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 located at 652 Main Street, East Aurora, NY 14052.

Please be advised that Broker:

- 1) Does not require prospective buyer clients to show identification to view/show properties and/or submit an offer. *
- 2) Does not require prospective buyer clients to sign an exclusive buyer broker agreement.
- 3) Does not require prospective buyer clients to provide a pre-approval for a mortgage loan/proof of funds to show/view properties. *
- 4) Does require buyer clients, who require financing, to consult with a lender to review assets, income, debt, and credit to show/view properties. Lender must communicate financing requirements and limitations to broker.
- 5) Does require prospective buyer clients to provide a pre-approval for a mortgage loan/proof of funds to prepare and/or submit an offer.

*Although Broker may not require such information, a seller of real estate may require this information prior to showing the property.

Date stamped and notarized hardcopies of this Broker’s Standard Operating Procedures are available at our office location and may be provide to a prospective homebuyer upon request.