

S O C I E T E

REAL ESTATE

In accordance with Chapter 153 of the Law, effective April 20, 2022: All SOCIETE Real Estate agents are required by State Law to uniformly apply their Brokerage's Standard Operating Procedure (SOP) when qualifying Buyers and Renters. Agents must implement these procedures uniformly with respect to a Prospective Buyer or Renter.

(I) Identification: Buyer(s)/Renter(s) who are unaccompanied by their agent must provide their identification before entering a property or making an offer; when accompanied, the accompanying agent must either show their identification or that of their client/customer.

(II) Exclusive Broker Agreement: No exclusive brokerage agreements are required for buyer(s)/renter(s) to work with SOCIETE Real Estate Agents, however, a prospective buyer(s)/renter(s) and SOCIETE agent may agree to utilize an exclusive representation agreement.

(III) Proof of Funds | Mortgage Pre-Approval Letter: Proof of funds as well as a mortgage pre-approval letter are required before making an offer to purchase or lease. Property owners are free to set their own qualifying criteria, as long as it's non-discriminatory. SOCIETE Agent's ask for proof of qualifications before working with buyers.

(IV) Disclosure Forms: Prospective buyer(s) renter(s) are required to sign a New York State Disclosure Form and New York State Housing Discrimination Disclosure Form before viewing properties for purchase or lease with SOCIETE Agents.

SOCIETE Real Estate may amend this policy from time to time to adhere to New York State Law.