



Resort Realty – License # 109902435

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

Please be advised that Resort Realty (the “Broker”)

- New York State of Realtor Association and the Broker DOES require exclusive or non exclusive buyer broker agreements to be signed to be able to be shown real estate with a licensee unless buyer chooses to be unrepresented.
- Does NOT require prospective buyer clients to show identification to be shown real estate with a licensee.
- Does NOT require pre-approval for a mortgage loan/proof of funds for showings with licensee for the 1st showing. Broker will advise buyer to be preapproved. If buyer wants to make an offer on a property a preapproval is required.

*Although Broker may not require the above information, a seller of real estate may require this information prior to showing the property and/or as part of any purchase offer.

**Although Broker does not require a preapproval or pre qualification for a mortgage/loan or proof of funds to be shown real estate with a licensee, it is highly recommended that this information be obtained as soon as possible or once a search for property has begun. A seller or another Broker from a different company may require it to enter a property or require it as part of an offer.

*** The broker may be obligated to follow the instructions of the seller or a different brokerage even if it is contrary to Resort Realty’s procedures.

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.

Effective April 20th, 2022