



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

Coldwell Banker 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 each of the Broker's office locations.

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, however, a seller may require. If so, Broker will advise buyer prior to showing.

- 3. Pre-approval for a mortgage loan / proof of funds\*

\*Although Broker may not require such information (such as a photo identification), a seller of real estate may require this information prior to showing the property and/or as part of any purchase offer. If a seller requires such information prior to a showing, the Broker will advise the buyer prior to the showing of the property.

Acknowledgement of Broker

Broker of Record: Coldwell Banker Realty

By: Joseph Monaco  
B35C2007AB0141C...

Name: Joseph Monaco  
Title: Vice President Regional Sales  
State of New York  
County of Westchester



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### Acknowledgement of Broker

Broker of Record: Coldwell Banker Realty

By: Cindy Darcy  
ED71F7B5E9AE4BD...

Name: Cindy Darcy  
Title: Branch Manager  
State of New York  
County of Rockland