



**BERKSHIRE
HATHAWAY** | **Hudson Valley
Properties**
HomeServices

Our Statement of Standard Operating Procedures to comply with New York law:

We will serve potential purchasers fully in compliance with New York and Federal anti-discrimination and Fair Housing laws. Accordingly, none of our agents shall impose any of the following prior to rendering services to a buyer client or customer:

- (i) Prospective clients and customers are not required to show identification prior to being provided with property information or scheduling showings;
- (ii) An exclusive broker agreement is not required. A buyer customer will be asked if they have executed an exclusive buyer representation agreement with another brokerage and may be requested to execute an exclusive buyer representation agreement, but such an exclusive agreement is not required in order to be provided property information, schedule showings or being shown property; and
- (iii) A pre-approval or pre-qualification for a mortgage loan is not required to receive property information, schedule a showing, be shown property or making an offer to purchase. An agent may recommend that a buyer obtain a pre-qualification or pre-approval for a mortgage in order to increase the chances of having the offer accepted by a seller or to meet a requirement imposed by the seller. However, since New York laws requires all offers and counteroffers to be presented, an agent will present an offer from a buyer regardless of whether it is accompanied by a pre-qualification or pre-approval letter and regardless of whether the seller attempts to impose such a requirement.

Should you believe that one of our agents is not following these procedures, please contact us at our Support Center 860 571 7000 or e-mail us at legal@bhhsHudsonValley.com