

CANALE REALTY LLC

STANDARDIZED OPERATING PROCEDURES FOR PROSPECTIVE PURCHASERS OF REAL ESTATE

Pursuant to New York Real Property Law § 442-h

Canale Realty LLC (the "Broker") hereby establishes the following Standardized Operating Procedures for prospective purchasers of real estate. These procedures are made available on the Broker's publicly available website and a copy is available to the public upon request.

1. IDENTIFICATION

Canale Realty LLC DOES NOT REQUIRE prospective purchaser clients to provide identification as a prerequisite to receiving real estate brokerage services. However, identification may be requested or required when reasonably necessary in connection with a particular transaction, property, seller requirement, financial institution requirement, or applicable law.

2. EXCLUSIVE BUYER-BROKER AGREEMENT

Canale Realty LLC DOES NOT REQUIRE a prospective purchaser to enter into an exclusive buyer-broker agreement as a prerequisite to receiving real estate brokerage services. A written buyer representation or brokerage agreement may nevertheless be required or entered into when appropriate or otherwise required by applicable law or regulation.

3. MORTGAGE PRE-APPROVAL / PROOF OF FUNDS

Canale Realty LLC DOES NOT REQUIRE a mortgage pre-approval or proof of funds as a prerequisite to receiving real estate brokerage services. However, a mortgage pre-approval and/or proof of funds may be requested or required in connection with submitting an offer to purchase real property or when required by the seller, seller's agent, lender, property owner, or other party involved in a particular transaction.

SELLER REQUIREMENTS

Prospective purchasers should understand that although Canale Realty LLC may not require identification, an exclusive buyer-broker agreement, or mortgage pre-approval/proof of funds as a prerequisite to providing brokerage services, a seller of real estate may require identification and/or mortgage pre-approval or proof of funds before permitting a property showing and/or as part of a purchase offer. Canale Realty LLC will comply with lawful requirements imposed by sellers and other parties in connection with particular properties and transactions.

FAIR HOUSING AND NON-DISCRIMINATION

Canale Realty LLC provides real estate brokerage services in accordance with applicable federal, New York State, and local fair housing and anti-discrimination laws. These Standardized Operating Procedures shall be applied consistently to prospective purchasers without discrimination based upon any protected characteristic.

CANALE REALTY LLC

By: Anadel Canale

Date: 9/25/26

Anadel Canale

NYS Licensed Real Estate Broker