Standard Operating Procedures

Standard Operating Procedure for Purchasers of Real Estate Pursuant to Real Property Law 442-H

Weichert Realtors-The Spiesman Group is making this Standardized Operating Procedure available on any public 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 the Broker's office location.

Please be advised that Broker:

Does not require 1. Prospective buyer clients to show identification.*

Does not require 2. Exclusive buyer broker agreements**

Does require 3. Pre-Approval for a mortgage loan/proof of funds***

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

**Broker does not require; however it is a business practice of some agents in our office to ask you to work exclusively with them in writing with an exclusive buyer agent agreement. This would only be voluntary. Do not confuse this with NYS buyer disclosure which merely discloses we are working for you.

*** Broker requires a pre-approval or proof of funds by the third time out to view homes. We prefer to have the pre-approval initially because many sellers require prior to showing the property and virtually all sellers require a pre-approval or proof of funds prior to accepting an offer to purchase. Also as a buyer; it is to your benefit to know your buying power so as to not be wasting your time and money driving distances viewing homes. Also you as a buyer want to be ready upon making an offer with a pre-approval in hand. As your broker , we work with many mortgage originators and as a service to you; we can introduce you to these mortgage originators.

Acknowledgement of Broker

Broker:

By: _____

Randy Spiesman, RE Broker

State of NY County of Ulster

The foregoing document was acknowledged before me this 20th day of April 202_ by

Randy Spiesman who personally appeared who proved to me on the basis of satisfactory evidence to be the person whose name is describd to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person executed the instrument.

_____ Notary Signature

THERESA J. HIGGINS
Notary Public, State of New York
Reg. #01HI6141046
Qualified in Ulster County
Commission Expires 2.13.2026