



Mary Jane Pastor Realty, LLC

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

Dean Nugent, Principal Broker / Owner of Mary Jane Pastor 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 Broker's office location. You will be presented with, and asked to sign, an Agency Disclosure form, a Housing and Anti-Discrimination Disclosure form, and a Sales/Rental Registration form. In the event a potential Buyer/Renter wants to present an offer on a Co-Op for sale or lease, you will be asked to provide a credit report, proof of income and proof of funds.

Please be advised that Broker:

- Requires [X] Does not require 1. Prospective buyer clients to show identification*
Requires [X] Does not require 2. Exclusive buyer broker agreements
Requires [X] Does not 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.

Acknowledgement of Broker

Broker: Dean Nugent, Principal Broker / Owner of Mary Jane Pastor Realty

By: [Signature]
Name: Dean Nugent
Title: Principal Broker / Owner

State of New York
County of Westchester

The foregoing document was acknowledge before me this 20th day of April 2022 by Dean Nugent who personally appeared who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. A pre-approval and/or proof of funds will be required to present an offer to a Co-Operating Agent. These documents might also be required by the Listing Broker / Salesperson to schedule access to a property.

[Signature]
Notary Signature

CONSTANCE T SPRAGUE
Notary Public, State of New York
NO. 01SP6116864
Qualified in Westchester County
Commission Expires 10/12/2024