

Barnes Real Estate Group

STANDARDIZED OPERATING PROCEDURE(S) FOR PURCHASERS OF REAL ESTATE

PURSUANT TO REAL PROPERTY LAW §442-H

Barnes Real Estate Group, represented by Keith L. Barnes (the "Broker") is making this/these Standardized Operating Procedure(s) available on www.BREGonline.net or any other publicly available website and mobile device application maintained by the Broker and any of its licensees and teams. Broker has copies of this/these Standardized Operating Procedure(s) available to the public upon request at the Broker's office location, within properties listed for sale by the broker, and from individual licensees. Electronic copies can be delivered via email and/or downloaded from the Brokers website.

Please be advised that Barnes Real Estate Group and its licensees:

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

(The Broker will require prospective buyers/clients to show identification before meeting/scheduling appointments with the prospect. Once the verification is presented it will become a part of the customer's file. After services are rendered the identification will be destroyed or deleted from the Broker's records.)

___ Requires Does not require 2. Exclusive Buyer Broker Agreements

(The Broker does not require prospective buyers/clients to enter into an Exclusive Buyer Broker Agreement. However, the Broker will give priority to prospective buyers/clients that do enter into an Exclusive Buyer Broker Agreement. Examples of priority are: priority in scheduling appointments or meetings, priority with listing announcements and other communications, and priority when seeking financing options and/or grants that might be beneficial to the prospect. At no time does this "priority" allow the Broker or its licensees to act in a manner that might be considered discriminatory.)

Requires ___ Does not require 3. Pre-approval for a mortgage loan / proof of funds*

(The Broker will require prospective buyers/clients to have or show a Pre - approval for a mortgage prior to scheduling any appointments to view properties for sale or to submit an offer. In cases where there's no approval in place, the broker and its licensees have the option of scheduling appointments on the day they're most likely to get an appointment with a mortgage representative for the prospect, or simply decline to schedule an appointment or submit an offer. In cases where the prospect is proposing to pay cash, proof of sufficient funds are required to schedule any appointments to view properties for sale or to submit an offer, no exceptions.)

*Although Barnes Real Estate Group may or may not require such information, a seller of real estate may require this information prior to viewing their property or submitting an offer on their home.

Acknowledgement of Broker

Barnes Real Estate Group:

By: _____

Name: **Keith L. Barnes**

Title: **Designated Broker/ Owner**

State of **New York** _____

County of **Erie** _____

The foregoing document was acknowledge before me this ___ day of _____ 2022 by

_____ 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

_____ My commission Expires: _____

Notary Signature