

# BRAINARD RIDGE REALTY

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

Brainard Ridge 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 locations.

Please be advised that Broker:

Requires  Does not require

1. Prospective buyer clients to show identification\*

Requires  Does not require

2. Exclusive buyer broker agreements

Requires  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: Brainard Ridge Realty

By: *Patrick Holness*

Name: Patrick Holness  
Title: Principal Broker  
State of New York  
County of Greene

The foregoing document was acknowledged before me this *5<sup>th</sup>* day of *September* 20*24* by PATRICK HOLNESS who personally appeared and 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.

*Aaron Holness*  
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Notary Signature

Aaron Mark Holness  
Notary Public, State of New York  
No. 01HO5027746  
Qualified in Westchester County  
Commission Expires *5/2/26*