

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

Leonard Bellavia (the Principal 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.

Please be advised that Broker:

- 1) Requires Prospective buyer clients to show identification prior to signing a purchase offer. *
- 2) Does not require exclusive buyer broker agreements.
- 3) Requires Pre-approval for a mortgage loan/proof of funds prior to signing a purchase offer. *

*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. In such case, Broker will adhere to the seller's requirements.

Acknowledgment of Broker

Principal Broker:

By: 

Name: Leonard Bellavia

Title: Principal Broker

State of NY

County of Nassau

The foregoing document was acknowledge before me this 20th day of April 2022 by Leonard Bellavia 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


Notary Signature

