



## Standard Operating Procedures for Buyers/Renters of Real Estate Pursuant to Real Property Law 442-H

Island Advantage Realty LLC is making this Standardized Operating Procedure available on any public 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.

- 1) **Prospective Buyer ID:** Island Advantage Realty **does** require Prospective Buyers/Renters to show photo ID at the first meeting or prior to entering an Open House/Property.
- 2) **Exclusive Broker Agreement:** Island Advantage Realty **does not** require Prospective Buyers/Renters to sign an exclusive buyer broker agreement to receive services.
- 3) **Pre-Approval/Proof of Funds:** Island Advantage Realty **does** require Prospective Buyers/Renters to provide proof of funds (excluding income), including a mortgage pre-approval (when an offer includes financing), at any time before making an offer to purchase/rent.

**Please note that situations may arise where the instructions of a seller or another real estate broker may vary from Island Advantage Realty's Standard Operating Procedures explained above. Island Advantage Realty may be obligated to follow the instructions of the seller. Should this situation arise, the Prospective Buyer/Renter will be notified.**