



## **Standard Operating Procedure for Purchases of Real Estate Pursuant to Real Property Law 442-H**

Blue Brick Real Estate agents are required by New York State Law to uniformly apply their Brokerage's Standard Operating Procedure when qualifying Buyers:

Please be that advised that prior to showing a purchaser a property:

**Prospective Client's Identification:** Buyer(s) who are unaccompanied and/or accompanied by their agent are not required to provide identification before entering a property or making an offer.

**Exclusive Broker Agreement:** No exclusive brokerage agreements are required for buyer(s) to work with Blue Brick Real Estate agents. Nevertheless, agents and brokers are encouraged to solicit exclusive brokerage agreements from buyers.

**Pre-Approval/Proof of Funds:** Blue Brick Real Estate does not require buyer(s) to provide proof of funds or a mortgage pre-approval as a condition to begin working with its agents. Proof of funds, in addition to a mortgage pre-approval when an offer includes financing, is required before making an offer to purchase.\*

\*Property owners are nonetheless free to set their own qualifying criteria so long as such criteria is established in advance of soliciting buyers, is applied uniformly and objectively to all buyers and is non-discriminatory. Further, such criteria may only be directed by a property owner if such owner directs their criteria in writing, inclusive of the date of such direction.