



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

Emmi's Realty, Inc. ("Broker") is making these Standardized Operating Procedures (SOPs) 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. These SOPs are updated and will replace the original SOPs dated April 20, 2022.

Please be advised that Emmi's Realty:

- ❖ **DOES NOT REQUIRE** prospective buyers to obtain a pre-approval for mortgage loans and/or show proof of sufficient funds for all purchases, including cash transactions, prior to showing properties to prospective home buyers.
- ❖ **DOES NOT REQUIRE** prospective buyer clients to show identification prior to showing properties to prospective home buyers.
- ❖ **DOES NOT REQUIRE** exclusive buyer/broker agency agreements prior to showing properties to prospective home buyers.

Although Emmi's Realty, Inc. 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  
Emmi's Realty

By: Cheryl Stebbins  
Cheryl Stebbins, Broker

State of New York  
County of Cayuga

The foregoing document was acknowledged before me this 29<sup>th</sup> day of April 2022 by Cheryl Stebbins 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.

Suzanne Paul  
Notary Signature

SUZANNE PAUL  
Notary Public, State of New York  
Qualified in Onondaga Co. No. 01PA6024030  
My Commission Expires May 3, 2023