

STANDARDIZED OPERATING PROCEDURE FOR PURCHASERS OF REAL ESTATE

PURSUANT TO REAL PROPERTY LAW §442-H


Tom Crimmins (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 location.

Please be advised that Broker:

- DOES NOT** require            1. Prospective buyer clients to show identification\*
- DOES NOT** require            2. Exclusive buyer broker agreements
- 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.

Acknowledgment of Broker

Broker:            **Tom Crimmins Realty, Ltd.**  
By:                **Tom Crimmins**   
Name:            **Tom Crimmins**  
Title:             **Broker**  
State of          **New York**  
County of       **Kings County.**

The foregoing document was acknowledge before me this 29<sup>th</sup> day of March 2022 by Tom Crimmins 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            3/29/22

KATHLEEN M RUSSO  
Notary Public, State of New York  
Registration No. 01RU6366746  
Qualified in Richmond County  
Commission Expires November 6, 20 25