## STANDARDIZED OPERATING PROCEDURES

Stephen M. Harnik (the "Broker") is making its Standardized Operating Procedures available pursuant to New York Real Property Law §442-h<sup>1</sup>, for the prerequisites prospective purchasers must meet prior to receiving any services.

## Please be advised that Broker:

- 1. Does not require all prospective clients to show identification\*:
- 2. Does not require exclusive buyer brokerage agreements;
- 3. Does not require 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.

Acknowledgement of Broker Broker: Stephen M. Harnik

Stephen M. Harnik

STATE OF NEW YORK )

COUNTY OF NEW YORK )

On this day of April, 2022, before me, the undersigned, a notary public in and for said state, personally appeared Stephen M. Harnik, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

SARAH C. CLARIDAD
Notary Public, State of New York
No. 01 CL6033635
Qualified in New York County
Commission Expires November 22, 20

<sup>1</sup> As amended by Governor's Approval Memo #80 and Senate Bill S.7729.