



**LAKE & MOUNTAIN REALTY, LLC**

**2008 Route 385**

**Athens, NY 12015**

**518-731-3222**

**[www.lakeandmountainllc.com](http://www.lakeandmountainllc.com)**

STANDARDIZED OPERATING PROCEDURE FOR PURCHASERS OF REAL ESTATE  
Pursuant to Real Property Law 442-H

Lake and Mountain Realty ( 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 it’s 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:

\_\_\_\_\_ requires \_\_\_XX\_\_\_ does not require 1. Prospective buyer clients to show identification

\_\_\_\_\_ requires \_\_\_XX\_\_\_ does not require 2. Exclusive buyer broker agreements

\_\_\_\_\_ requires \_\_\_XX\_\_\_ does not require 3. Pre-approval for 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: Lake and Mountain Realty, LLC