

STANDARDIZED OPERATING PROCEDURE (SOP) FOR PURCHASERS OR
RENTERS OF REAL ESTATE PURSUANT TO REAL PROPERTY LAW §442-H

Ed McNulty of Ed McNulty Realty LLC (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. Ed McNulty Realty LLC agents are required to apply this (SOP) when qualifying Buyers/Renters.

Please be advised that Broker:

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| <u> </u> Requires <u> X </u> Does not require | 1. Prospective buyer clients to show identification* |
| <u> </u> Requires <u> X </u> Does not require | 2. Exclusive buyer broker agreements |
| <u> X </u> Requires <u> </u> Does not require | 3. Pre-qualification/pre-approval / proof of funds
when making an offer to purchase or rent* |

*Although Broker may not require such information, a seller/lessor of real estate may require this information prior to showing the property and/or as part of any purchase/rental offer.

Acknowledgement of Broker

Broker: Ed McNulty of Ed McNulty Realty LLC

By: 

Name: Ed McNulty

Title: Owner/Broker

State of New York

County of Nassau

The foregoing document was acknowledged before me this 19th day of May 2022 by Ed McNulty 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

LUIS FABRICIO RUBIO
Notary Public - State of New York
NO. 01RU6284520
Qualified in Nassau County
My Commission Expires Aug 25, 2025