



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

John Flynn Realty Corp 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. The broker has copies of these Standardized Operating Procedures available to the public upon request at Broker's office location, 8 Main Street, Kings Park NY 11754.

Please be advised that Broker:

- 1. Does not require Prospective buyer clients to show identification\*
2. Requires Exclusive buyer broker agreements
3. Does not require Pre-approval for a mortgage loan / proof of funds\*

\*Although the 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: [Signature]
By: Lawrence Flynn
Licensed Real Estate Broker
John Flynn Realty Corp

State of New York
County of Suffolk

The foregoing document was acknowledge before me this 16th day of Oct 2023 by LAWRENCE FLYNN 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

[Signature]
Notary Signature

Cindy L McKiernan
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MC6225190
Qualified in Suffolk County
Commission Expires July 19 2026