



NEW YORK STATE REAL ESTATE STANDARD OPERATING PROCEDURES

New York State law requires that LaBarbera Real Estate, Inc. detail prerequisites that all prospective homebuyers ("Prospective Buyers") must meet before they receive services from a New York State Licensed Real Estate Salesperson from LaBarbera Real Estate, Inc.

LaBarbera Real Estate, Inc. Licensed Real Estate Salespeople must apply these pre-requisite procedures consistently with respect to any Prospective Buyer.

- **Prospective Buyer Identification:** LaBarbera Real Estate, Inc. does not require Prospective Buyers to provide identification to work with one of its agents. Prospective Buyers MAY BE required to provide identification if (1) at the direction of a homeowner or listing agent (2) requested by other third-party transaction participant, including but not limited to a seller or listing agent.
- **Buyer Representation Agreement:** LaBarbera Real Estate, Inc. does not require Prospective Buyers to sign an exclusive buyer representation agreement to work with one of its agents. An exclusive buyer representation agreement may be mutually agreed upon by the buyer and agent, however. It is not required.
- **Prospective Buyer Evidence of Pre-Approval:** LaBarbera Real Estate, Inc. does not require Prospective Buyers to provide confirmation of a loan or a mortgage pre-approval to work with one of its agents. After the first round of showings, the LaBarbera Real Estate, Inc. agent will ask for a pre-approval or proof of funds prior to the next round of showings. Also, a third party, such as a seller or listing agent, may require proof of pre-approval prior to attending a showing or receiving an offer from the Prospective buyer.

If you have any questions, please feel free to contact us at (845) 591-6521.