



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

Debbie Garcia /Royal Sapphire 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 terms. Broker has copies of these Standardized Operating Procedures available to the public upon request at the Broker’s office location.

Please be Advised that Broker

- Does not require - 1. Prospective buyer clients to show identification*
- Does not require – 2. Exclusive buyer broker agreement
- Requires - 3. 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:

By: Debbie Garcia
Name: Debbie Garcia
Title: Principal Broker

State of New York
County of New York

The foregoing document was acknowledge before me this 16th day of April by Debbie Garcia who personally appeared who provided to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to 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

Stephanie Spalletta
Notary Signature

STEPHANIE SPALLETTA
Notary Public - State of New York
No. 01SP6426908
Qualified in Nassau County
My Commission Expires December 28, 2025.