

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

Nest Seekers, LLC is making this Standardized Operating Procedure available on any publicly accessible website and mobile application maintained by the Broker and its licensees and teams. Copies of these Standardized Operating Procedures are also available to the public upon request at the Broker's office location.

Please be advised that the Broker now requires the following from prospective buyer clients:

1. **Identification** – A valid government-issued photo ID must be presented. This requirement is in place to prevent fraud and ensure proper verification of all parties.
2. **Exclusive Buyer Agreement** – All prospective buyers must enter into an exclusive buyer-broker agreement with Nest Seekers before scheduling property tours.
3. **Proof of Funds / Mortgage Pre-Approval** – Buyers must provide either (a) a current mortgage pre-approval letter, or (b) verifiable proof of funds if purchasing in cash. This ensures that agents' time is reserved for qualified, serious buyers only.

Although the Broker requires this information, please note that sellers of real estate may also impose their own requirements prior to showing a property and/or as part of any purchase offer.

Acknowledgement of Broker

Name: Amir Shapiro

Title: President /CEO

State of : New York

County of : Queens



The foregoing document was acknowledged before me this day 15th ²⁰²⁵ September by Amir Shapiro 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

