



## Standardized Operating Procedure for Purchasers of Real Estate

### Pursuant to Real Property Law § 442-H

**Expert Realty Advisors 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.**

**Please be advised that, to see a listed property, Broker:**

**Does not require prospective buyers to show identification\***

**Does not require exclusive buyer broker agreements**

**Does not require 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 their property and/or as part of any purchase offer.**

#### Acknowledgement of Broker

**Broker: Expert Realty Advisors LLC**

**By:**

  
**Name: Brock Forkey**

**Title: Principal Broker/Owner**

**State of New York**

**County of ~~Schenectady~~ Saratoga**

**The foregoing document was acknowledged before me this 28 day of Sept, 2022 by satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.**

  
**Notary Signature**

Philip R. Robbins, Jr.  
Notary Public, State of New York  
No. 01RO6397407  
Qualified in Saratoga County  
Commission Expires September 03, 2023