



Westhampton Beach 631.288.3030
 Southampton 631.283.5800
 Bridgehampton 631.537.3200
 East Hampton 631.324.8080
 Montauk 631.668.0500
 Mattituck 631.298.0600
 Southold 631.765.0500

Standardized Operating Procedures

for the prerequisites prospective homebuyers shall meet prior to receiving any services from Town and Country Real Estate, pursuant to New York Real Property Law Subdivision 4 section 442-h¹, so that prospective purchasers understand what will be required from them when working with a real estate broker.

TOWN AND COUNTRY STANDARD OPERATING PROCEDURES

Please be advised that prior to showing a purchaser a property:

1. Town and Country does not require all prospective clients to show identification*;
2. Town and Country does not require an exclusive brokerage agreement;
3. Town and Country does not require pre-approval for a mortgage loan*;
4. At this time, the DOS has elected not to hold public hearings or to add additional requirements to the SOP Law (but the DOS has reserved the right to do so in the future).

*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.

PLEASE NOTE:

Town and Country Real Estate, its Licensed Real Estate Brokers, Associate Real Estate Brokers, and Real Estate Salespersons may provide services as agents for sellers as will be disclosed to all prospective home buyers at first substantive contact. While all agents and teams that are associated with the real estate broker must follow the Broker's Procedures, they must also follow lawful instructions by sellers as sellers 'agents.

Acknowledgement of Broker

Broker: TOWN AND COUNTRY REAL ESTATE

By: JUDI DESIDERIO , its duly authorized CEO

State of New York

County of Suffolk

The foregoing document was acknowledge before me this 22nd day of March 2022 by Judi Desiderio who personally appeared who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument

JISA MARZ
 NOTARY PUBLIC - STATE OF NEW YORK
 NO. 01MA4949348

QUALIFIED IN SUFFOLK COUNTY
 MY COMMISSION EXPIRES APRIL 3, 2023

Notary Signature

¹ as amended on March 15, 2022 in legislative bills numbers S. 2131-A and A. 6186