

JOE HERBERT REALTY

Prerequisites for Prospective Home Buyers



On December 21, 2021, New York Real Property Law section 442-h (rules of the Secretary of State relating to real estate brokers and salespersons) was amended to require, in part, that real estate brokers “institute standardized operating procedures for the prerequisites prospective homebuyers must meet prior to receiving any services.”

Our standard procedure as it relates to prospective homebuyers is as follows:

1. We ask buyers for one form of ID
2. We explain and offer Non-Exclusive Buyer Agency and Exclusive Buyer Agency to our buyer clients.
3. We explain the importance of being a pre-approved buyer and provide numerous sources of lenders who can generate a free pre-approval for our buyer clients.

This is the standard operating procedure for Joe Herbert Realty, LLC as it relates to our prerequisites for prospective buyers as of March 31, 2022.

Matthew Bennett

Matthew Bennett
Office Director, Joe Herbert Realty LLC

City/County of Erie
Commonwealth of Pennsylvania

The foregoing instrument was acknowledged before me

this 4th day of April, 2022

by Matthew Bennett

Notary Public

My commission expires April 9, 2025

Commonwealth of Pennsylvania - Notary Seal
Rachel Lyn Cannata, Notary Public
Erie County
My commission expires April 9, 2025
Commission number 1396152
Member, Pennsylvania Association of Notaries