

# Montana Associates, Inc.

115 North Broadway, Hicksville, NY 11801 516-938-3600 Fax 516-935-3535

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

Montana Associates, Inc. \_\_\_\_\_ (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 Broker:

- \_\_\_ Requires  Does not require      1. Prospective buyer clients to show identification\*
- \_\_\_ Requires  Does not require      2. Exclusive buyer broker agreements
- \_\_\_ Requires  Does not require      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: Charles I. Montana Jr.

Name: Charles I. Montana Jr.  
Title: Vice President  
Licensed Real Estate Broker

State of New York  
County of Nassau

The foregoing document was acknowledge before me this 18 day of April 2022 by Charles I. Montana Jr. 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

Anita Cuccu  
Notary Signature

**Anita Cuccu**  
Notary Public, State of New York  
No. 01CU4993507  
Qualified in Suffolk County  
Commission Expires 3/16/26



Montana Associates, Inc.  
Licensed Real Estate Broker