

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

J. Thomas Roohan, 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 prospective buyer clients to show identification.

Requires exclusive buyer broker agreements.

Requires pre-approval for a mortgage loan / proof of funds.

Acknowledgement of Broker, J. Thomas Roohan

By: J. Thomas Roohan  
State of New York  
County of Saratoga

The foregoing document was acknowledged before me this 8 day of April 2022 by J. Thomas Roohan 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.

Margaret Maxwell  
Notary Signature

MARGARET MAXWELL  
Notary Public, State of New York  
No. 400316  
Qualified in Saratoga County  
Commission Expires 12/31/2023