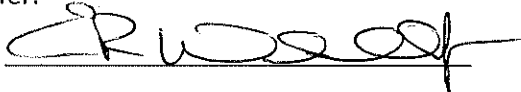


**CENTURY 21 WINKLHOFER STANDARDIZED OPERATING PROCEDURE FOR PURCHASERS OF REAL ESTATE PURSUANT TO REAL PROPRTY LAW §442-H**

CENTURY 21 WINKLHOFER (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.

- 1. Please be advised that Broker: CENTURY 21 WINKLHOFER Highly recommends but does not require Prospective buyer clients to show identification\*. (Associates should take precautions when showing vacant homes.)
- 2. Exclusive buyer broker agreements is not required.
- 3. Pre-approval for a mortgage loan / proof of funds is not required to view a home but is highly recommended. \*

\*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: By: ERIC WINKLHOFER BROKER/OWNER 

State of NEW YORK,

County of Erie. \_\_\_\_\_

<p><b>ALISA M TALARICO</b>  NOTARY PUBLIC, STATE OF NEW YORK  Registration No. 01TA6112094  Qualified in Niagara County  Commission Expires 06/28/2024</p>
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The foregoing document was acknowledge before me this 5<sup>th</sup> day of April 2022 by ERIC R. Winkhofer 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

 Notary