



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

Blueoaks Real Estate LLC (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:

- 1. Does not require prospective buyer clients to show identification*
2. Does not require exclusive buyer broker agreements
3. Does not require pre-approval for a mortgage loan nor 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.

*Although Broker may not require such information, a prospective buyer may request exclusive Buyer Broker Representation.

Acknowledgment of Broker

Broker: Blueoaks Real Estate LLC

By: [Signature]

Name: Chuck Mba

Title: Broker

Notary

State of New York County of Rensselaer

The foregoing document was acknowledged before me this 10th day of November, 2023 by Chuck MBA who personally appeared and 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.

[Signature]
Notary Signature

Jill E. Grimmick
Notary Public, State of New York
Qualified in Rensselaer County
No. 01GR6380049
Commission Expires 08/27/2026