



132 Franklin Street, Watertown NY 13601
Office 315-767-2745 - www.happily-ever-after-realty.com

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

Happily Ever After Realty Corp (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.

Requires - 1 Prospective buyer clients to show identification*

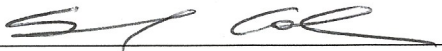
Requires - 2 Exclusive buyer broker agreements

Requires - 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.


Acknowledgment of Broker

Broker:

By: 
Name: Sonia Conlin
Title: Broker/Owner

State of NY
County of Jefferson

The foregoing document was acknowledged before me this 10th day of March 2026 by Sonia Conlin who is 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) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.


Notary Signature

GOULD KRISTY L
Notary Public, State of New York
Reg. No. 01G06413107
Qualified in Jefferson County
Commission Expires 01/19/2029