

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

Judy's Broker Network 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:

☐ Requires ☒ Does not require

1. Prospective clients to show identification

☒ Requires ☐ Does not require

2. Exclusive buyer broker agreements

☒ Requires ☐ Does not require

3. Pre-approval for a mortgage loan

Financed buyers: Broker requires a current mortgage pre-approval from a lender, including lender contact information.

Cash buyers: Broker requires Proof of Funds with formal verification acceptable to Broker.

OR

Documentation as required by a third party, such as a grant program or financing institution.

Although Broker may not require identification, a seller or listing broker may require such information prior to showing a property and/or as part of any purchase offer.

Broker's standardized procedures are applied consistently to prospective purchasers and are not varied based upon a protected characteristic or other unlawful discriminatory consideration.

ACKNOWLEDGEMENT OF BROKER

Broker: Judy's Broker Network LLC

By: Jamie L. Columbus

Name: Jamie L. Columbus

Title: Principal Broker, Owner & CEO

State of: New York

County of: Monroe

Date: _____

NOTARY ACKNOWLEDGMENT

The foregoing document was acknowledged before me this 17 day of September, 2026 by **Jamie L. Columbus**, who personally appeared before me and who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Notary Signature

Notary Public, State of New York

Commission Expires: 09/22/2026

TIMOTHY F CARNEY
No. 01CA6311855
Notary Public-State of New York
Qualified in MONROE COUNTY
COMM. EXP. 09/22/2026