

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

Luxus Manhattan Realty, llc by and through its designated broker Susan V. Csikos (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 buyer clients to show identification*

Requires Does not require 2. Exclusive buyer broker agreements

Requires Does not require 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. **Although recommended, Broker does not require pre-approval of mortgage loan or proof of funds upon first contact, however, a seller of real estate may require this information prior to showing the property and/or as part of any purchase offer.

+Identity verification may be required for homebuyers to use certain functionality on Broker's websites or mobile applications, which are publicly available to New York consumers. Those identity verification methods, including but not limited to providing contact information or creation of a website profile, are applicable to all web and mobile application users.

Broker: Luxus Manhattan Realty, llc

By: 

Name: Susan V. Csikos

Title: Designated Broker/Owner Member, New York