

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

Element Realty Services 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:

- | | |
|---------------------------------|---|
| X Requires ___ Does not require | 1. Prospective buyer clients to show identification* |
| X Requires ___ Does not require | 2. Exclusive buyer broker agreements |
| X Requires ___ Does not require | 3. Pre-approval for a mortgage loan / proof of funds* |

*Although Broker may request such information, a seller of real estate may also require this information—whether provided in person or obtained through other sources—prior to showing the property and/or as part of any purchase offer.

Acknowledgement of Broker

Broker: Element Realty Services

By: 
David Weitzel
President

State of New York

County of Erie

The foregoing document was acknowledge before me this 30th day of September 2025 by 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 Signature: 

BRIAN K. PARKER
Notary Public, State of New York
No. 02PA6220316
Qualified in Erie County
Commission Expires April 12, 2026