

Standardized Operating Procedures for Purchasers or Renters of Real Estate Pursuant to Real Property Law §442-H



All DE agents are required by State Law to uniformly apply their Brokerage's Standard Operating Procedure (SOP) when qualifying Buyers / Renters.

Kaden Realty Inc. agents adhere to state-mandated guidelines when qualifying potential buyers and renters, following our Standard Operating Procedures (SOP) to ensure a consistent and fair approach. Here's what to expect:

- 1. Client Identification:** While identification isn't required to work with a Kaden Realty agent, it may be necessary in certain situations. For example, building security or property owners might request it for entry to our offices, open houses, or property showings. Additionally, identification may be needed as requested by third parties like landlords, developers, or property managers.
- 2. Exclusive Representation:** Kaden Realty does not require exclusive brokerage agreements for clients to work with us. We believe in flexibility and making it easy for buyers and renters to explore opportunities.
- 3. Proof of Financial Readiness:** Before making a formal offer to purchase or lease, clients must provide proof of funds (excluding the source of income) or, if financing is involved, a mortgage pre-approval. This requirement ensures that all offers are made in good faith and are financially supported.

While property owners can establish their own qualifying standards, they must set these standards in advance, apply them consistently, and keep them free from discrimination. Any criteria directed by a property owner must be documented in writing, along with the date of issuance.

Hard copies of Kaden Realty's Standard Operating Procedures are available at any of our New York State offices upon request.

