



STANDARD OPERATING PROCEDURES FOR RESIDENTIAL PURCHASERS OF REAL ESTATE

Under Senate Bill S.7729, starting April 20, 2022, every real estate broker, operating within the State of New York, shall have on each publicly available website and mobile device application they maintain a list of standardized operating procedures.

Pursuant to Real Property Law § 442-H, to uniformly apply their Brokerage's Standard Operating Procedure(SOP) when qualifying potential purchasers, Licensed Real Estate Salespersons of Furumoto Realty of New York City, Inc. and Furumoto Realty of Westchester, Inc. require the following.

When working with a prospective purchaser, Furumoto Realty of New York City, Inc. and Furumoto Realty of Westchester, Inc.:

- (i) **do** require identification from prospective purchasers
- (ii) **do not** require purchasers to sign an exclusive brokerage agreement, but they will be reviewed
- (iii) **do** require a pre-approval for a mortgage loan or proof of funds from prospective buyers; pre-approvals/proof of funds will be required on or before an offer is placed on a property (**A seller of real estate may require this information prior to showing property and/or as part of a purchase offer even though the broker may not require such information prior to showing a property.*)

Acknowledgement of Broker:

Takeshi Furumoto
Licensed Real Estate Broker
Furumoto Realty of New York City, Inc.
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The broker maintains copies of these Standardized Operating Procedures available to the public upon request at each office location.

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