

# Bagshaw Real Estate, LLC

## New York Real Estate Standard Operating Procedures

Pursuant to New York Law, **Bagshaw Real Estate, LLC** is required to publish its Standard Operating Procedures that detail prerequisites that all prospective home buyers must meet before they receive services from a **Bagshaw Real Estate, LLC** agent. For the rest of this document **Bagshaw Real Estate, LLC** will be designated as **BRE**.

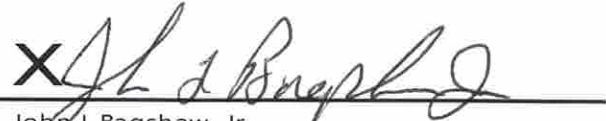
**BRE** agents must implement these pre-services procedures uniformly with respect to any Prospective Buyer.

**Prospective Buyer Identification:** **BRE** does not require Prospective Buyers to provide identification to work with a **BRE** agent. However Prospective Buyers may be required to show proof of identification to attend an open house or showing at the direction of a homeowner or listing agent, or any other circumstance as directed by a third party, including but not limited to a seller or agent.

**Buyer Representation Agreement:** **BRE** does not require Prospective Buyers to sign an exclusive buyer representation agreement to work with a **BRE** agent,

However a Prospective Buyer and a **BRE** agent may agree to utilize an exclusive buyer representation agreement.

**Prospective Buyer Evidence of Pre-Approval:** **BRE** does not require prospective Buyers to provide confirmation of a loan or a mortgage pre-approval to work with a **BRE** agent; however, a third party, including a seller or a listing agent may require proof of a pre-approval, including but not limited to, prior to attending a showing or open house or receiving an offer from the Prospective Buyer.

  
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John L. Bagshaw, Jr.  
Broker / Owner

State of New York, County of Suffolk  
Sworn to before me on  
this 20<sup>th</sup> day of April 2022

X

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Notary Public

