

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

In accordance with Chapter 153 of the Laws of 2022, effective April 20, 2022: "Each real estate broker shall institute standardized operating procedures for the prerequisites prospective homebuyers must meet prior to receiving any services. Such standardized operating procedures shall include but not be limited to the following: (i) whether prospective clients shall show identification; (ii) whether an exclusive broker agreement is required; (iii) whether pre-approval for a mortgage loan is required"

Derek Eisenberg (the "Broker") is making this Standardized Operating Procedure for Continental Real Estate Group Inc., ("the brokerage") 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:

- responds to the scenario below with the response below and with elaboration as indicated below
- i. whether prospective clients shall show identification Requires Does not require
Buyers that we represent and accompany to a property shall show identification. In cases where Buyers are referred by us to other firms, they will not be represented by us and there shall be no such requirement by this brokerage. Unrepresented buyers or buyers being represented by their own broker that view or make offers on our listings shall have no such requirement by our firm.
 - ii. whether an exclusive broker agreement is required Requires Does not require
Buyers that we represent shall be required to sign a brokerage agreement. In cases where Buyers are referred by us to other firms, they will not be represented by us and there shall be no such requirement by this brokerage. Unrepresented buyers or buyers being represented by their own broker that view or make offers on our listings shall have no such requirement by our firm.
 - iii. whether pre-approval for a mortgage loan is required Requires Does not require
Buyers that we represent and accompany to a property shall have a pre-approval or proof of funds. In cases where Buyers are referred by us to other firms, they will not be represented by us and there shall be no such requirement by this brokerage. Unrepresented buyers or buyers being represented by their own broker that view or make offers on our listings shall have no such requirement by our firm.

Staff shall be conscientious and diligent in obtaining the above from buyers we represent, however any failure to request the pre-requisites above shall never be the result of anything more than an unintentional oversight. In the rare case that that should ever happen, staff are directed to immediately remedy any deficiency as quickly and fully as possible.

Continental Real Estate Group, Inc

Acknowledgement of Broker

By

Name Derek Eisenberg
Title Broker/President

The foregoing document was acknowledge before me this 12th day of April, 2022, Derek Eisenberg, personally appeared before me and 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

State of New Jersey

County of Bergen

Grace Salmins, Notary Public

My Commission Expires 06/19/25

