

3/29/22

NY RPL 442-H – Requirement that Real Estate Broker post notices for prospective homebuyers.

1. Starting on April 20, 2022, every real estate broker in the state is required to post on their websites and mobile applications a list of “standardized operating procedures” to give notice to potential homebuyers on:
 - a. Whether prospective clients shall have to show identification;
 - b. Whether an exclusive broker agreement is required; and
 - c. Whether pre-approval for a mortgage loan is required.
2. Brokers and their associated teams must follow the above procedure. It should be explained to clients that the seller’s real estate broker may have differing requirements.
3. Brokers must maintain an archive all versions of the above notice with time and dates of changes. Any changes must be made publicly available within 30 days of such amendment. A file of such changes must be maintained but need not be posted.
4. Once completed, the form must be posted to all MSMC websites and mobile applications, and a hard copy must be available upon request for potential homebuyers. No submission to the New York State Department of State is required.
5. Failure to comply may result in disciplinary action against the real estate license holder(s).
6. Actionable Steps: Fill out attached REBNY form and post it to our website(s) and mobile application(s) (if any).

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

Manhattan Skyline Realty LLC / Manhattan Skyline Management Corporation

Manhattan Skyline Realty LLC, Management Skyline Management Corporation and its affiliated entities (the "Broker") are 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:

Requires Does not require 1. Prospective buyer clients to show identification*

Requires Does not require 2. Exclusive buyer broker agreements

Requires Does not require 3. Pre-approval for a mortgage loan*

*Although Broker may not require such information, a seller of real estate may require this information prior to showing the property and/or as part of any purchase offer.

Acknowledgement of Broker

Broker:

By: 

Name: LAURIE ZUCKER

Title: VICE CHAIR + BROKER OF RECORD

State of New York

County of New York

The foregoing document was acknowledge before me this 11 day of April 2022 by LAURIE ZUCKER 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

Paul R. Regan
Notary Public State of New York
No. 02RE6239687
Qualified in Kings County
Commission Exp. April 25, 2023