



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

BlueBird Commercial Real Estate, LLC (the "Broker") is 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:

1. Does not require Prospective buyer clients to show identification
2. Does not require Exclusive buyer broker agreements
3. Does not require Pre-approval for a mortgage loan / proof of funds

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: B.T. Sipperly

Name: Brian Sipperly

Title: Principal / Licensed Real Estate Broker

Before me, personally appeared

Brian T Sipperly and
Sworn to before me this 10th day
of March, 2023

A handwritten signature in blue ink, appearing to read "Michael R Cahill Jr.", written over a horizontal line.

Michael R Cahill Jr.
Notary Public, State of New York
Qualified in Albany County
No. 01CA6389832
Commission Expires April 8, 2023

168 Sacandaga Road, Schenectady, NY, 12302