



## **LemonBrew Standardized Operating Procedures for Purchasers of Real Estate—N.Y. Real Property Law § 442-H**

**LemonBrew is making these Standardized Operating Procedures available to the public.**


Additional hard copies of these Standardized Operating Procedures are also available upon request by contacting [support@lemonbrew.com](mailto:support@lemonbrew.com).

### **Standardized Operating Procedures for Prospective Homebuyers in Order to Receive Services from LemonBrew:**

- **Prospective Buyer Identification:** There is no general requirement to provide photo identification in order to work with LemonBrew. However, prior to entry to a LemonBrew office or during the application process over the web, customers may be required to present photo identification for security or other similar purposes. Also, individual property owners, certain sponsor/developers or managing agents, or certain listing brokers may require photo identification prior to a showing or to work with them, and we will communicate this information to buyers to the extent possible and/or when such a situation arises. In addition, you may be required to show identification to attend an open house or showing, based on the direction of the homeowner or the listing agent.
- **Exclusive Buyer Representation Agreement:** An exclusive buyer representation agreement is not required to work with LemonBrew. However, prospective buyers may be required to sign an agreement by a referred agent or to sign an agreement prior to going on a tour of a property, which agreement may be an exclusive or non-exclusive buyer representation agreement.
- **Prospective Buyer Evidence of Mortgage Pre-Approval:** Similarly, a pre-approval for a mortgage is not required in order to work with LemonBrew, however, individual property owners, certain sponsor/developers, or certain listing brokers may require that a buyer obtain such a pre-approval, and if LemonBrew becomes aware of such a requirement, it will communicate such fact to buyers when that situation arises.

Acknowledgement of Broker

LemonBrew Real Estate LLC

By: 

Name: Peter M. Dvoskin

Title: Senior Vice President, General Counsel & Secretary

State of New York

County of New York

The foregoing document was acknowledged before me this 8<sup>th</sup> day of 2024 by Peter Dvoskin, who personally appeared before me and who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



Notary Signature

PATRICIA K. SCHLEGEL  
Notary Public, State of New York  
No. 0286 5002759  
Qualified in New York County  
Commission Expires Dec. 23, 20~~1~~26