

# Midtown Commercial Real Estate

COMMERCIAL & RESIDENTIAL RENTALS & SALES  
TDS Marketing, Inc. dba Midtown Commercial Real Estate  
319 Clematis Street, Suite 217 West Palm Beach, Florida 33401  
212 947-5500 Cell: 917 912-1200 Email Midcomre@aol.com

## STANDARDIZED OPERATING PROCEDURES

Pursuant to Section 1 . Subdivision 4 of Section 442-H of the Real Property Law

**MIDTOWN COMMERCIAL REAL ESTATE** (The "Broker") is making this standardized Operating Procedure available on any publicity available website and mobile device application maintained by the Broker and any of it's 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 the Broker:

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

\_\_\_ Requires \_\_\_ **X** \_\_\_ Does not require 2. Exclusive buyer broker agreements.

\_\_\_ Requires \_\_\_ **X** \_\_\_ Does Not Require 3. Pre-approval for a mortgage loan /proof of funds.\*

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

Acknowledgement of Broker, Midtown Commercial Real

By: \_\_\_\_\_

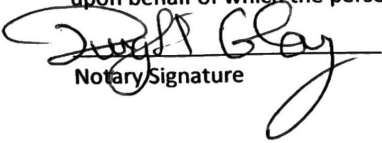
Name: Paul A. Stern

Title: Licensed Real Estate Broker

State of: ~~New York~~ **FL**

County of: ~~NY~~ **Palm Beach**

The foregoing document acknowledge before me this 18<sup>TH</sup> day of April 2022 by **PAUL A STERN, LICENSED REAL ESTATE BROKER** ,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 with instrument and acknowledged to me that he/she/they authorized capacity and that be 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

