



NYS HOUSING AND ANTI-DISCRIMINATION NOTICE

Federal, State and Local Fair Housing and Anti-discrimination Laws protect individuals from housing discrimination. It is unlawful to discriminate based on certain protected characteristics, which include, but are not limited to: race, creed, color, national origin, citizenship or immigration status, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, status as a victim of domestic violence, lawful source of income or familial status.

THE FOLLOWING ARE SOME EXAMPLES OF POTENTIAL FAIR HOUSING VIOLATIONS:

- Refusing to rent, sell or show a property based on a potential tenant or purchaser's protected characteristic.
- Quoting a higher price to a purchaser or renter because of the potential purchaser or tenant's protected characteristic.
- Refusing to rent to a tenant who has children or increasing a security deposit based on the number of children who will be living in the apartment.
- Steering prospective tenants or purchasers to certain neighborhoods based on any protected characteristics.
- Refusing to rent to a potential tenant because of their source of income, including but not limited to, Section 8 vouchers or other government subsidies.
- Refusing to waive a "no pet" policy for tenants that require a service, assistance or emotional support animal.
- Discriminating at the direction of a seller or landlord or because it is the preference of a seller or landlord.
- Refusing to rent to a renter who is a victim of domestic violence.

YOU HAVE THE RIGHT TO FILE A COMPLAINT

- New York State, Department of State: (518) 474-4429
- New York State, Division of Human Rights: (844) 862-8703

ALBANY OFFICE: One Commerce Plaza, 99 Washington Avenue, P.O. Box 22001, Albany, NY 12201-2001
• Customer Service: (518) 474-4429 • Website: dos.ny.gov • E-Mail: help@dos.ny.gov

REGIONAL OFFICES:

• BINGHAMTON • BUFFALO • HAUPPAUGE • NEW YORK CITY • UTICA

***This sign must be prominently posted in all real estate broker offices
and at all public open houses.***

STANDARD OPERATING PROCEDURE FOR PURCHASERS OF REAL ESTATE

PURSUANT TO REAL PROPERTY LAW SECTION 442-H, Edify Real Estate (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: 347 Fifth Avenue, Suite 1402, New York, NY.

Please be advised that Broker:

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

☒ Requires ☐ Does not require 2. Exclusive Buyer Broker or temporary showing agreements

☒ Requires ☐ Does not require 3. Pre-approval for a mortgage loan/proof of funds* ++

* Although a 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.

+ Identification may be in the form of a phone number or email that is verifiable by return text or email address. This information may optionally be supplemented by a photo ID.

++ A buyer briefing and an orientation tour (in person or via Zoom) may be optionally provided prior to receipt of the pre-approval.

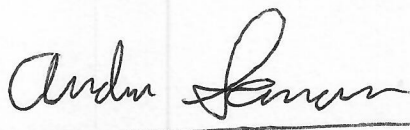
Acknowledgement of Broker:

By: _____



Name: Christian Bari, Edify Real Estate

Title: Principal Broker, Licensed Real Estate Broker in New York


Notary Public

