



Standard Operating Procedures for Homebuyers

Rowe Realty and Appraisal, Inc. operates strictly in representation of sellers. A "seller's agent" is an agent who is engaged by a seller to represent the seller's interests exclusively.

In dealing with buyers, the NYS Dept of State requires a seller's agent to operate as follows: "a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of the property, except as otherwise provided by law."

While representing sellers, Rowe Realty and Appraisal, Inc. has standard operating procedures in dealing with buyers, as follows: Buyers submitting an offer to purchase must show photo identification. However completing an exclusive broker agreement is not required for either a property showing or submitting an offer.

Buyers requesting a showing or submitting an offer will be requested to disclose information as to their ability to complete a purchase transaction, specifically cash or finance. Buyers are not obligated to disclose financial information, either verbally or in writing. However, non-disclosure may impact the buyer's ability to obtain a timely viewing or submit a purchase offer in representation of our fiduciary duties to the seller.