



Xzeller Realty

Local Real Estate Intelligence

Standardized Operating Procedures for Residential Homebuyers

Effective date: Jun, 2025

Xzeller Realty adopts the following Standard Operating Procedures ("SOP") with regard to its prospective residential home purchase clients as of the above effective date. The purpose of this SOP is to clarify with purchasers what if anything will be required from them when working with an Xzeller Realty Estate broker/agent:

Please be advised that prior to showing a purchaser a property:

- (1) Xzeller Realty will require photo identification from a prospective purchaser during public Open Houses only.
- (2) Xzeller Realty does not require a purchaser to sign an exclusive brokerage agreement and
- (3) Xzeller Realty does require a pre-qualification or pre-approval for a mortgage loan, or proof of funds if buying all cash, in order to show a purchaser any property or properties.

Manuel Vargas 6/18/25

Broker / Owner of Xzeller Realty