



Ranch Home

\$274,500

49 River Road
Calais, Maine
04619



Lifestyle
Properties
of Maine



Rick Theriault
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Located in Calais, Maine is a solidly built ranch style home on nearly 18 acres of land. The property is being offered for sale for the very first time. This is a one owner property that was built very well in 1957, and well maintained since then. The home is built on a full, unfinished, dry basement. The three-bedroom one bath home is nearly 1500 square feet of finished living space. The home is situated on a large lot of 17.85+- acres with most of the land being farm class soils. The country home has a dug well and private septic system.

The single-family home is located right next to the St. Croix Country Club and across the street from the St. Croix River. The St. Croix Country Club is a nine-hole course founded in 1927 and open to the public. The property is well situated to offer privacy yet have accessibility to the amenities available in the city of Calais. The home is just 5 minutes from shopping, healthcare, and other services available in Calais, and literally next to the golf course.



Local Contacts

Police

Calais Police Dept
(207) 454-2752 ext 1101

Fire

Calais Fire Dept
(207) 454-7400 ext 1201

Town Office

11 Church Street
(207) 454-2757

Tax Assessor

Andrea Walton
(207) 454-2521 ext 1006

Code Enforcement

Andrea Walton
(207) 454-2521 ext 1006

School District

Calais Schools
32 Blue Devil Hill
(207) 454-7561

Proximity

Shopping

Tradewinds, 1.9± miles

City

Calais, 1.6± miles

Airport

Bangor International, 99± miles

Interstate

Exit #182, 95± miles

Hospital

Calais Community, 1.6± miles

Boston, MA

337± miles (5± hours)





Calais is a border community with New Brunswick, Canada. Across the border is the sister city of Saint Stephen, NB. Saint Stephen has a bit more population than Calais. Calais has 3,079 residents and Saint Stephen has 4,415 citizens. Calais is the primary shopping community of the eastern Washington County area. Saint Stephen is the chocolate capital of Canada. What could be better than living near the chocolate capital of Canada? Just a short drive from the property the eastern most point of the US can be visited in the community of Lubec. In Lubec you can cross a bridge onto Campobello Island, which is part of Canada and summer home of Franklin D. Roosevelt.

Here is your opportunity to purchase a well-built ranch style home with a large parcel of land. The lot has a mix of open areas surrounding the home and densely wooded areas offering privacy and wildlife habitat in the back. Mature apple trees and rich farm soils can be utilized to have a great garden and family orchard. The climate in this area of the state is fairly mild being a zone 5 USDA growing zone. If you are looking for a home with river views, close to amenities, near the ocean, and affordable, then call today.

Property Specifics

Trash Removal
Transfer Station | Wed & Sat

Electric Company
Eastern Maine Electric

Heating Company
Dead River Company

Water/Sewer
Private

Internet Provider/Speed
Spectrum





49 River Road, Calais

Year Built

1957

Square Foot

1483

Bedrooms

Three

Bathrooms

One

Flooring

Vinyl | Wood

Garage

N/A

LISTING PRICE

Acres 17.85± **\$274,500** Taxes \$2340.80

Water

Private

Sewer

Private

Roof

Shingle

Heating

Baseboard

Cooling

N/A

View

Scenic | Woods

Zoning

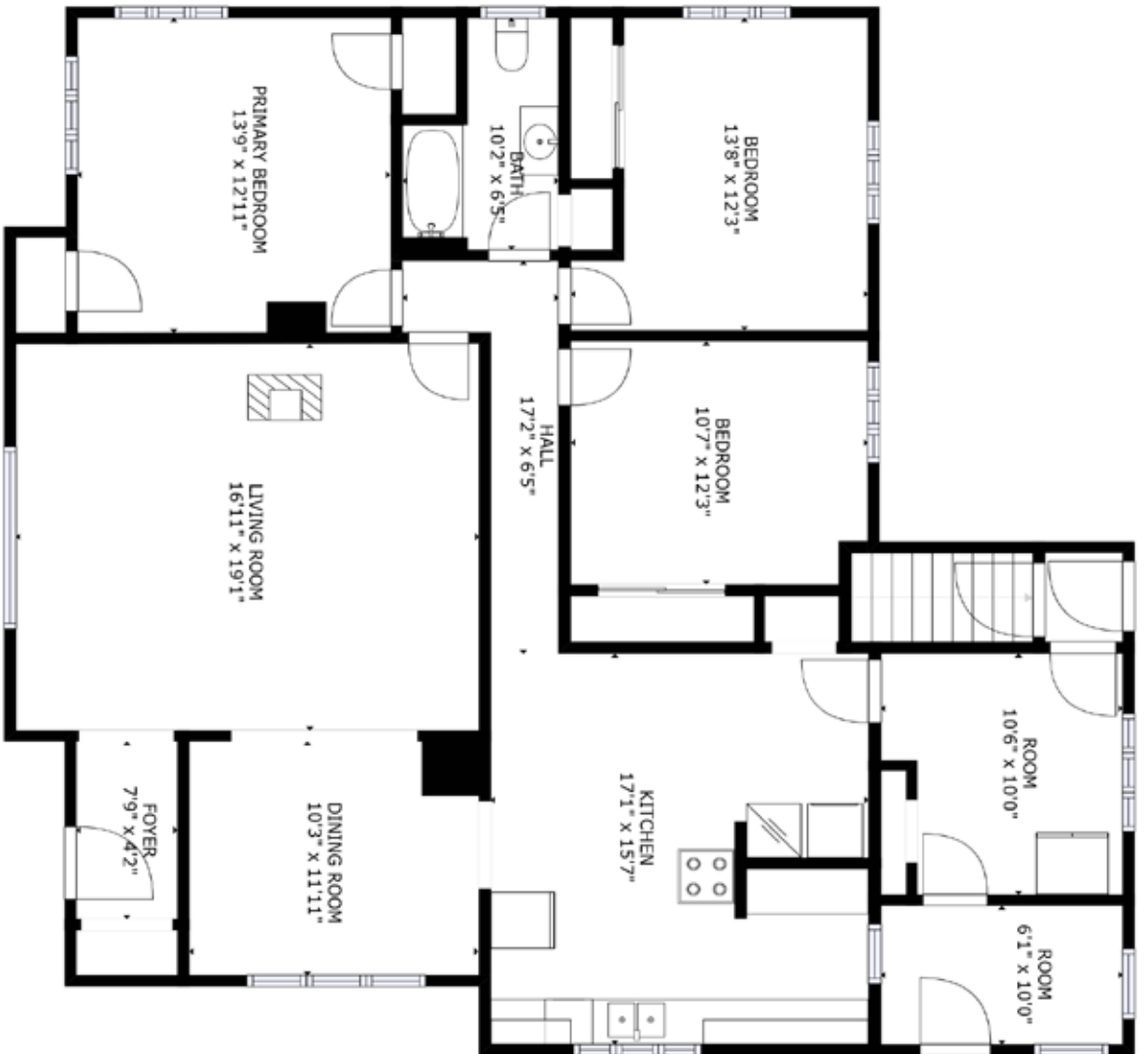
R3 + R4

Road Frontage

Yes | 283'

Water Frontage

N/A



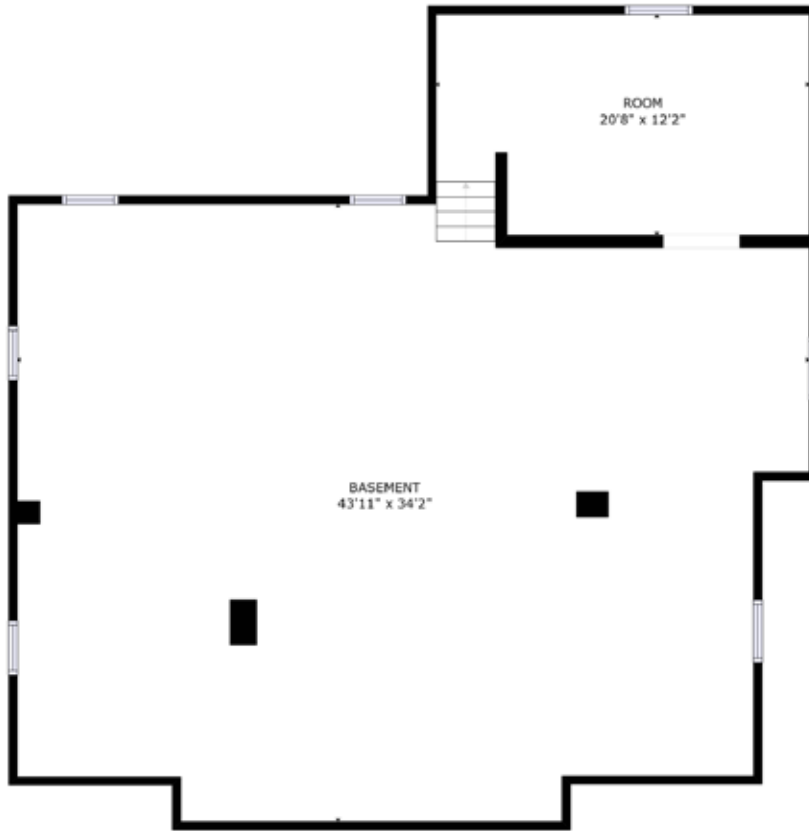
GROSS INTERNAL AREA
 FLOOR 1: 1608 sq. ft. FLOOR 2: 1694 sq. ft.

TOTAL: 3302 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

FLOOR 2






GROSS INTERNAL AREA
FLOOR 1: 1608 sq. ft, FLOOR 2: 1694 sq. ft
TOTAL: 3302 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

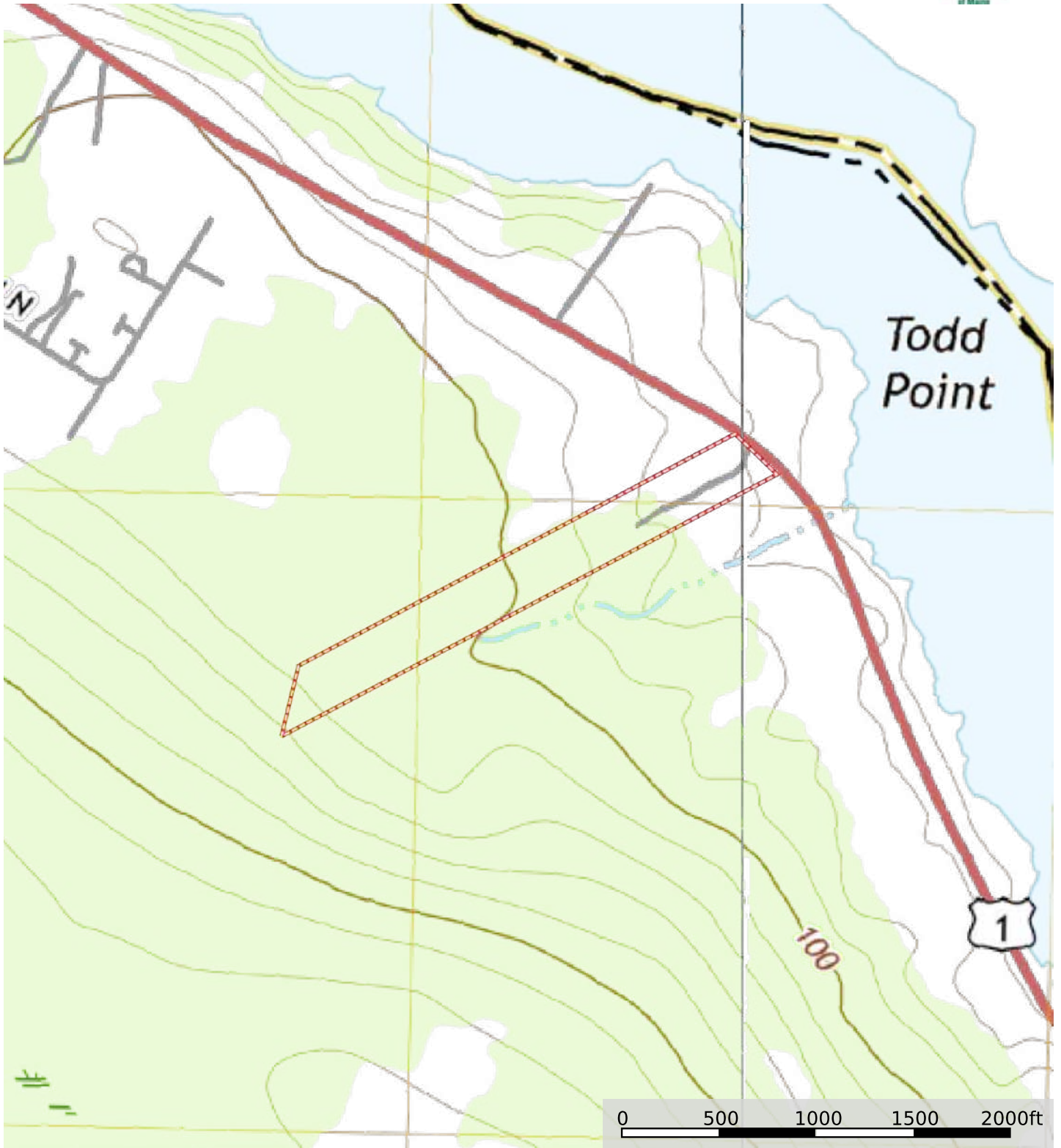


Calais-49 River Road
Maine, AC +/-



 Boundary

Calais-49 River Road
Maine, AC +/-




Boundary

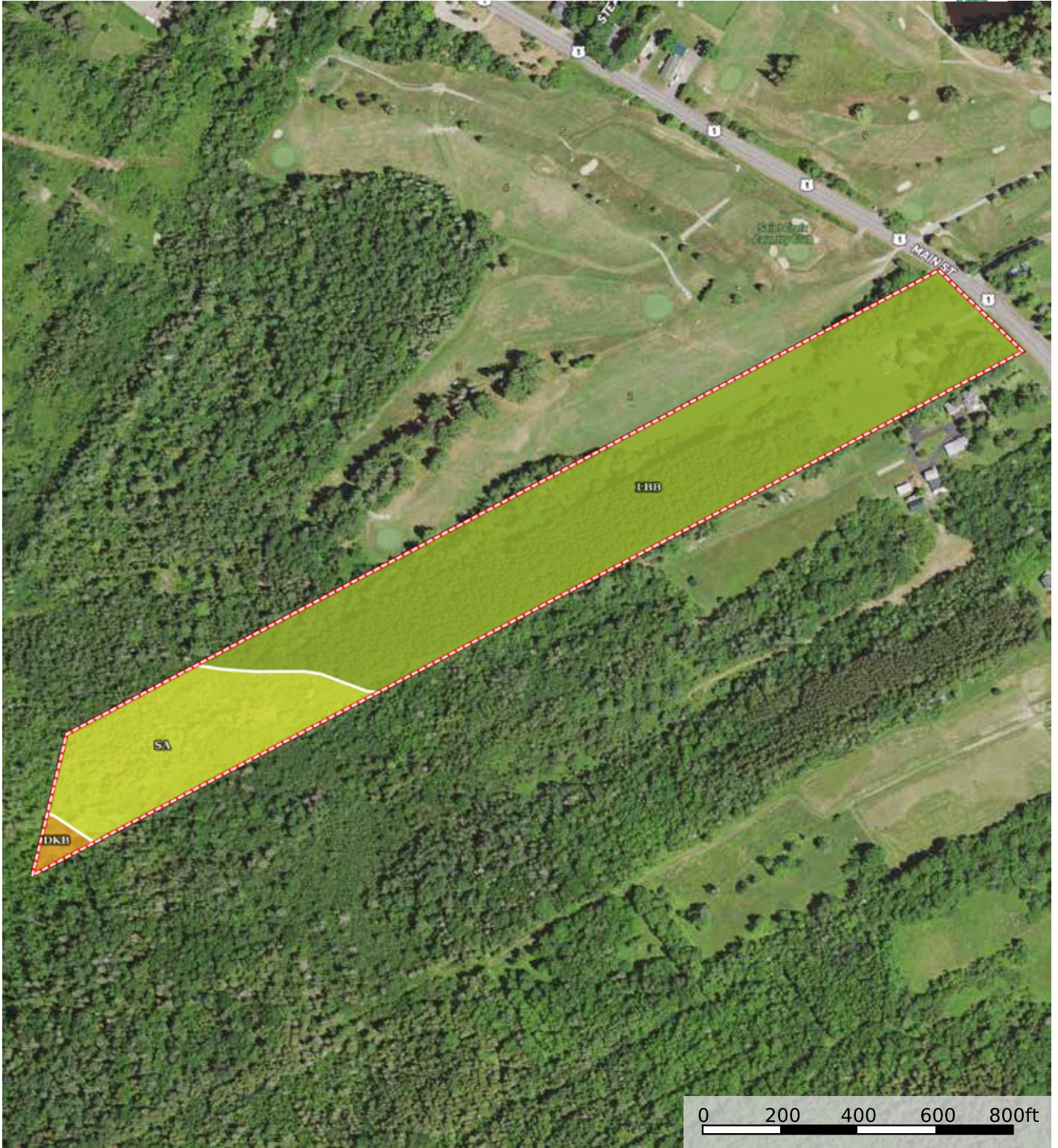
Calais-49 River Road


Maine, AC +/-



 Boundary

Calais-49 River Road
Maine, AC +/-



 Boundary

|  Boundary 17.61 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LbB	Lamoine-Buxton complex, 0 to 8 percent slopes	13.04	74.05	0	67	3w
Sa	Scantic silt loam, 0 to 3 percent slopes	4.31	24.47	0	62	4w
DkB	Peru-Colonel complex, 3 to 8 percent slopes, very stony	0.26	1.48	0	35	6s
TOTALS		17.61(*)	100%	-	65.3	3.29

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Darrell Weitner (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 49 River Road, Calais, ME 04619

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (check one)

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (check one below):

_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (check one below):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.


Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	<u>Darrell Weitner</u>	<u>11/09/2022</u>
		Seller Darrell Weitner	Date
Buyer	Date	_____	Date
Buyer	Date	_____	Date
Buyer	Date	_____	Date
Agent	Date	<u>Rick Theriault</u>	<u>11/05/2022</u>
		Agent Richard Theriault	Date

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PROPERTY LOCATED AT: 49 River Road, Calais, ME 04619

PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal _____ Unknown
 Drilled Dug Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): N/A Yes No Unknown
Quantity: Yes No Unknown
Quality: Yes No Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? Yes No
If Yes, Date of most recent test: _____ Are test results available? .. Yes No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Yes No
If Yes, are test results available? Yes No
What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: near entrance to home right by the door on the side of the house
Installed by: unknown
Date of Installation: 1957

USE: Number of persons currently using system: 1-2
Does system supply water for more than one household? Yes No Unknown

Comments: well supplied water for the home when it was a family of 5. There is a water softener.

Source of Section I information: seller

Buyer Initials _____ Page 1 of 7 Seller Initials DW

PROPERTY LOCATED AT: **49 River Road, Calais, ME 04619**

SECTION II – WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public _____ Unknown

~~IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):~~

~~Have you had the sewer line inspected?..... Yes No~~

~~If Yes, what results:- _____~~

~~Have you experienced any problems such as line or other malfunctions? Yes No~~

~~What steps were taken to remedy the problem? _____~~

IF PRIVATE (Strike Section if Not Applicable):

Tank: Septic Tank Holding Tank Cesspool Other: _____

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: **on the opposite side of the home from the well.** OR Unknown

Date installed: **1957** Date last pumped: **unknown** Name of pumping company: **unknown**

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: **none**

Date of last servicing of tank: **n/a** Name of company servicing tank: **n/a**

Leach Field: Yes No Unknown

If Yes, Location: **down hill from the tank between the home and the treeline.**

Date of installation of leach field: **1957** Installed by: **Calais Heating & Plumbing company**

Date of last servicing of leach field: **n/a** Company servicing leach field: **n/a**

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: **n/a**

Do you have records of the design indicating the # of bedrooms the system was designed for? Yes No

If Yes, are they available? Yes No

Is System located in a Shoreland Zone? Yes No Unknown

Comments: **none**

Source of Section II information: **seller**

Buyer Initials _____

Seller Initials **DW**

PROPERTY LOCATED AT: 49 River Road, Calais, ME 04619

SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)				
Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	HWBB	Wood Stove		
Age of system(s) or source(s)	3-4 years	50		
Name of company that services system(s) or source(s)	n/a	home owner		
Date of most recent service call	n/a	11/05/2022		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	389.3 gallons			
Malfunction per system(s) or source(s) within past 2 years	none	none		
Other pertinent information	Androck Dead River Company			

Are there fuel supply lines? Yes No Unknown
 Are any buried? Yes No Unknown
 Are all sleeved? Yes No Unknown
 Chimney(s): Yes No
 If Yes, are they lined: Yes No Unknown
 Is more than one heat source vented through one flue? Yes No Unknown
 Had a chimney fire: Yes No Unknown
 Has chimney(s) been inspected? Yes No Unknown
 If Yes, date: _____
 Date chimney(s) last cleaned: **unknown**
 Direct/Power Vent(s): Yes No Unknown
 Has vent(s) been inspected? Yes No Unknown
 If Yes, date: **n/a**

Comments: **none**

Source of Section III information: **seller**

SECTION IV – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? Yes No Unknown
 If Yes, are tanks in current use? Yes No Unknown
 If no longer in use, how long have they been out of service? **n/a**
 If tanks are no longer in use, have tanks been abandoned according to DEP? Yes No Unknown
 Are tanks registered with DEP? Yes No Unknown
 Age of tank(s): **n/a** Size of tank(s): **n/a**
 Location: **n/a**

Buyer Initials _____ Page 3 of 7 Seller Initials *DW* _____

PROPERTY LOCATED AT: 49 River Road, Calais, ME 04619

What materials are, or were, stored in the tank(s)? n/a

Have you experienced any problems such as leakage: Yes No Unknown

Comments: no known tanks

Source of information: seller

B. ASBESTOS — Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? Yes No Unknown

In the ceilings? Yes No Unknown

In the siding? Yes No Unknown

In the roofing shingles? Yes No Unknown

In flooring tiles? Yes No Unknown

Other: n/a Yes No Unknown

Comments: asbestos siding on the home

Source of information: observation

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: n/a By: n/a

Results: n/a

If applicable, what remedial steps were taken? n/a

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No

Results/Comments: none

Source of information: seller

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: n/a By: n/a

Results: n/a

If applicable, what remedial steps were taken? n/a

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No

Results/Comments: n/a

Source of information: seller

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: none

Source of information: seller

Buyer Initials _____

Seller Initials *DW*

PROPERTY LOCATED AT: 49 River Road, Calais, ME 04619

F. LEAD-BASED PAINT/PAINT HAZARDS — (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... Yes No Unknown Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: Yes No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? Yes No

Comments: some of the trim had peeling paint

Source of information: observation

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: none

Source of information: seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V — GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: n/a

Source of information: seller

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? Yes No Unknown

If No, who is responsible for maintenance? n/a

Road Association Name (if known): n/a

Buyer Initials _____

Seller Initials DW

PROPERTY LOCATED AT: **49 River Road, Calais, ME 04619**

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?..... Yes No Unknown

If Yes, explain: **homestead, veterans**

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

Is house now covered by flood insurance policy (not a determination of flood zone) Yes No Unknown

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: _____

Year Principal Structure Built: **1957**

What year did Seller acquire property? **1949**

Roof: Year Shingles/Other Installed: **2018**

Water, moisture or leakage: **yes prior to replacing shingles**

Comments: **shingles replaced in summer of 2018**

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

Water, moisture or leakage since you owned the property: Yes No Unknown

Prior water, moisture or leakage? Yes No Unknown

Comments: **water softener drain was leaking. Drain line fixed no further water in basement.**

Mold: Has the property ever been tested for mold? Yes No Unknown

If Yes, are test results available? Yes No

Comments: **none**

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: **none**

Has all or a portion of the property been surveyed? Yes No Unknown

If Yes, is the survey available? Yes No Unknown

Manufactured Housing – Is the residence a:

Mobile Home Yes No Unknown

Modular Yes No Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure Yes No Unknown

Comments: **none**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **no issues that are known.**

Comments: **none**

Source of Section V information: **seller**

Buyer Initials _____

Seller Initials **DW**

PROPERTY LOCATED AT: 49 River Road, Calais, ME 04619

SECTION VI — ADDITIONAL INFORMATION

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Darrell Weitner 11/09/2022
 _____ _____
 SELLER DATE SELLER DATE
 Darrell Weitner

 SELLER DATE SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

 BUYER DATE BUYER DATE

 BUYER DATE BUYER DATE



Borrower	n/a		
Property Address	49 River Rd		
City	Calais	County	Washington
State	ME	Zip Code	04619
Lender/Client	The Estate of Charles Weitner		

(1993)

Know all Men by these Presents

That I, Peter Christensen of Calais, County of Washington,
State of Maine,

in consideration of \$1000.00 Dollar and Value

paid by Charles Weitner and Viola B. Weitner, both of said
Calais,

the receipt whereof I do hereby acknowledge, do hereby
give, grant, bargain, sell and convey unto the said Charles Weitner and Viola
B. Weitner, joint tenants and not tenants in common, the entire estate
in fee simple to vest in the survivor upon the death of either their
heirs and assigns forever,

a certain lot or parcel of land, situated in said Calais, and
bounded and described as follows, to wit: Beginning at a point on
the westerly side line of the County Road, leading from Calais to
Robbinston, where the dividing line between Lots Nos. 27 and 28, in
Front Range of Lots, as per plan of said Calais by S. R. Jones,
intersects with said road, thence running Southeasterly on the line
of said road fourteen (14) rods; thence running back from said road
Southwesterly and parallel with the dividing line between said Lots
Nos. 27 and 28, to the rear of said Lot No. 27 where it intersects
with the line of lot No. 30; thence Northeasterly by the line of
Lot No. 30 till it intersects the dividing line of Lots Nos. 27 and
28; thence continuing Easterly on said dividing line to the point
first started from; meaning and intending hereby to convey a strip
of land fourteen (14) rods in width from the northerly side of that
portion of Lot No. 27 which lies on the Southwesterly side of the
County Road aforesaid, together with a right of way from the said
County Road to the river, three (3) rods in width on the South-
easterly side of said Lot No. 27.

Meaning and intending to convey the same premises conveyed to me by
Willis R. Smith by Warranty Deed dated 13 day 1963 and recorded in
the Washington County Registry of Deeds, Book 447, Page 355.



Borrower	n/a		
Property Address	49 River Rd		
City	Calais	County	Washington
Lender/Client	The Estate of Charles Weitner		
	State	ME	Zip Code 04619

In Witness Whereof, I, the said Peter Christensen


and Esther Christensen

wife of the said Peter Christensen

joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seals this twelfth day of November in the year of our Lord one thousand nine hundred and forty-nine.

Signed, Sealed and Delivered
in presence of

Barbara L. Steer *Peter Christensen*

Esther Christensen 

State of Maine, } ss. 12 November 1949 .
WASHINGTON

Personally appeared the above named Peter Christensen and acknowledged the above instrument to be his free act and deed.

Before me, *Barbara L. Steer*
~~Notary Public~~
Notary Public

Borrower	n/a		
Property Address	49 River Rd		
City	Calais	County	Washington
Lender/Client	The Estate of Charles Weitner		
	State	ME	Zip Code 04619





Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.