



Lakefront Camp

\$274,900

500 Sandy Beach Road
Danforth, Maine
04424



Lifestyle
Properties
of Maine



Rick Theriault
REALTOR®
(207) 731-9902
rick@lifestylepropertiesme.com

Here is an opportunity to purchase a move in ready lake front camp on East Grand Lake. The 600 square foot lakeside cottage has 2 bedrooms and a full bath and an open concept kitchen and family room area. There is a three-season porch that is screened in for enjoying those warm Spring, Summer and Fall days. The camp is being sold furnished, so pack some clothes, buy some groceries and go to camp. The camp has a four foot crawlspace and slab that is poured concrete. That translates into: no jacking required on the cabin. The cabin is in excellent shape, with a metal roof, freshly painted exterior, and an insulated and finished off interior. A one car garage provides room for storage of your ATV and snowmobile. An aluminum dock is a great place to moor your boat or sit and soak in the sun.



**SCAN THE
QR CODE
TO VIEW
THE FULL
PROPERTY
DETAILS &
VIDEO!**

www.lifestylepropertiesofmaine.com

Local Contacts

Police

Washington County Sheriff
(207) 255-4422

Fire

Danforth Volunteer Fire Dept
(207) 448-2255

Town Office

18 Central Street
(207) 448-2321

Tax Assessor

Board of Assessors
(207) 448-2321

Code Enforcement

Michael Noble
(207) 448-2321

School District

East Grand School
31 Houlton Road
(207) 448-2260

Proximity

Shopping

Knight's Thriftway, 67± miles

City

Houlton, 40± miles

Airport

Bangor International, 101± miles

Interstate

Exit #302, 40± miles

Hospital

Houlton Regional Hospital, 40± miles

Boston, MA

334± miles (6± hours)

The cabin is situated on a large 1.69± acre lot with 170 feet of frontage on East Grand Lake. The lot slopes down from the road, and the lawn extends to the water's edge of the lake. The ample parcel has room to build an additional home if you are looking for a larger space. This is a great lot with just enough trees around it, that there is a pretty good degree of privacy for this lakefront property. In addition to the cabin and garage, there is a shallow dug well and a full 2-bedroom septic system for year-round enjoyment of this lakefront cottage.

This is an opportunity to purchase a very well-built camp on East Grand Lake at a great price. The property is being sold furnished. Stop into Danforth at the Thriftway, pick up some groceries and move right into this, lake front cottage. Do not let this opportunity pass you by. Call today to arrange a viewing of this lakeside recreational property, located at 500 Sandy Brook Road.





Danforth, Maine is a small community of about 600 year-round residents. There is a local grocery store as well as a small hardware store in Danforth adding convenience to this location. Groceries and hardware would be a short 15-minute drive to town. Access to the town of Danforth is very easy as Route 1 crosses through the community. The crown jewel of the area is East Grand Lake. East Grand Lake is 16,000 acres of cold-water fishery. It is 23 miles long, and about 4 miles wide at its widest point. It serves as an international border with Canada. East Grand has exceptional water quality and is one of the best fisheries in the state. Sportsman from around the world have traveled here in pursuit of trophy salmon, lake trout, brook trout and bragging size bass. The waters of East Grand Lake are visited during all 4 seasons as this is a 4-season recreational destination.



Property Specifics

Trash Removal
Transfer Station

Electric Company
Eastern Maine Electric

Heating Company
Dead River

Water/Sewer
Private

Internet Provider/Speed
Starlink





500 Sandy Beach Road, Danforth

Year Built

1984

Square Foot

600±

Bedrooms

Two

Bathrooms

One

Flooring

Laminate | Vinyl

Garage

Yes, 1 Car

LISTING PRICE

Acres 1.69± **\$274,900** Taxes **\$2964.09**

Water

Lake Drawn

Sewer

Private

Roof

Metal

Heating

Wood

Cooling

None

View

Scenic | Trees | Woods

Zoning

Shoreland

Road Frontage


Yes | 170'

Water Frontage

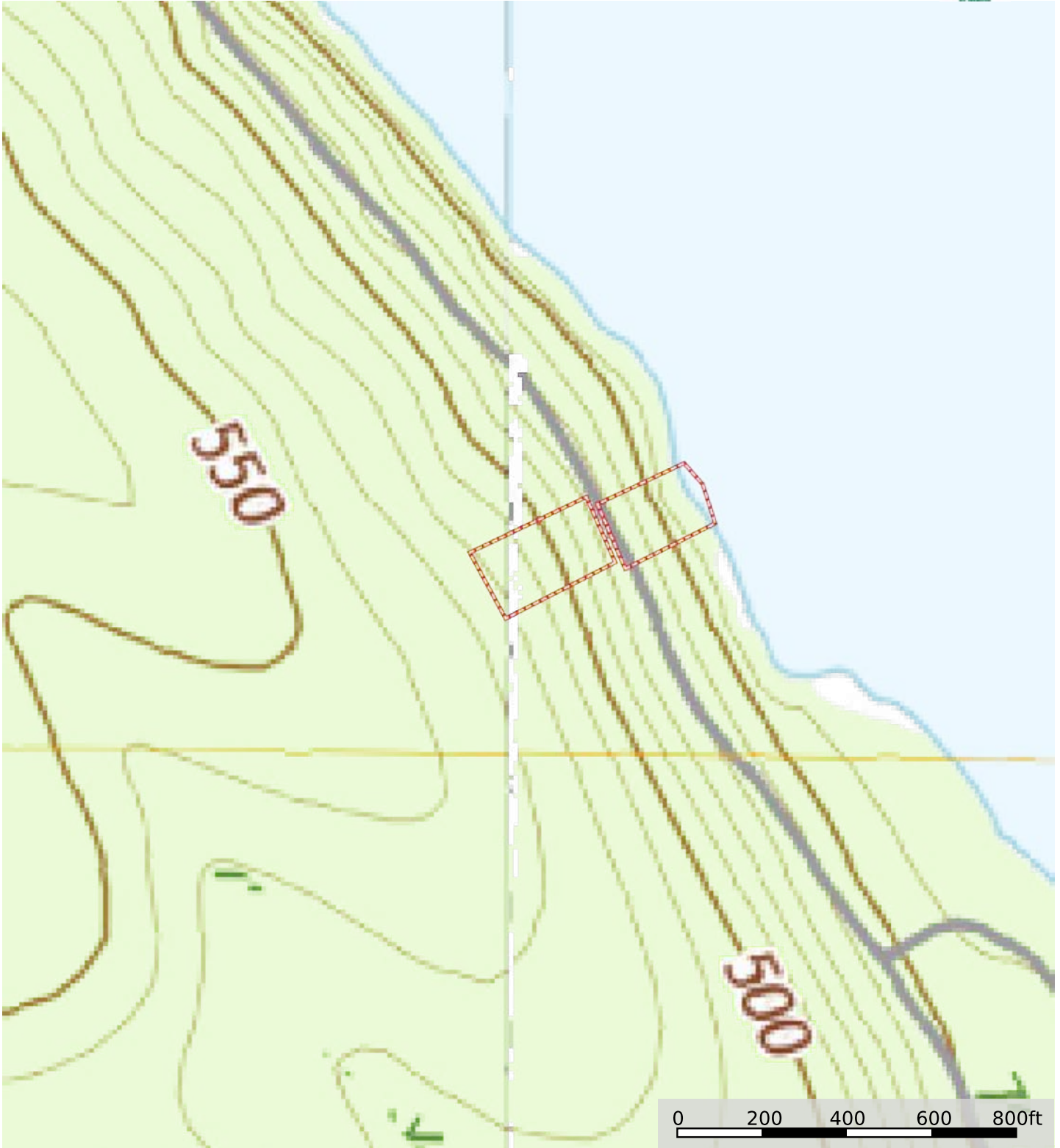
170' | East Grand Lake

Danforth-500 Sandy Beach Road
Washington County, Maine, 1.69 AC +/-



 Boundary

Danforth-500 Sandy Beach Road
Washington County, Maine, 1.69 AC +/-




 Boundary

Danforth-500 Sandy Beach Road


Washington County, Maine, 1.69 AC +/-



 Boundary

Danforth-500 Sandy Beach Road
Washington County, Maine, 1.69 AC +/-



 Boundary

|  All Polygons 2.07 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
DOC	Peru-Colonel-Marlow association, 3 to 15 percent slopes, very stony	2.07	100.0	0	36	6s
TOTALS		2.07(*))	100%	-	36.0	6.0

(*) 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.

|  Boundary 1.18 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
DOC	Peru-Colonel-Marlow association, 3 to 15 percent slopes, very stony	1.18	100.0	0	36	6s
TOTALS		1.18(*))	100%	-	36.0	6.0

(*) 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.

|  Boundary 0.89 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
DOC	Peru-Colonel-Marlow association, 3 to 15 percent slopes, very stony	0.89	100.0	0	36	6s
TOTALS		0.89(*))	100%	-	36.0	6.0

(*) 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.



PROPERTY LOCATED AT: 500 Sandy Beach Road, Danforth, ME 04424

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 Lake Drawn Unknown
 Drilled Dug Other shall dug well not connected

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: Dug well located alongside camp, not currently connected
Installed by: Bartlett
Date of Installation: 1993

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

Comments: Shallow well pump under kitchen counter for dug well. Pump for lake drawn along lakeshore.

Source of Section I information: seller/old disclosure

Buyer Initials _____ Page 1 of 7 Seller Initials RD

PROPERTY LOCATED AT: 500 Sandy Beach Road, Danforth, ME 04424

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: **Front of camp there is a green riser for access** OR Unknown

Date installed: 2011 Date last pumped: July 2021 Name of pumping company: **Houlton Septic**

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: Yes No Unknown

If Yes, Location: **Front of camp**

Date of installation of leach field: 2011 Installed by: **Bartlett & Sons**

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: **HHE-200 in my file**

Source of Section II information: **seller/old disclosure**

Buyer Initials _____

Seller Initials **RD**

PROPERTY LOCATED AT: 500 Sandy Beach Road, Danforth, ME 04424

SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)				
Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Rinnai-	wood stove		
Age of system(s) or source(s)	15 years	1 year		
Name of company that services system(s) or source(s)	Dead River	owner		
Date of most recent service call	02/19/2023	n/a		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Malfunction per system(s) or source(s) within past 2 years	none	none		
Other pertinent information				

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: n/a
 Date chimney(s) last cleaned: n/a
 Direct/Power Vent(s): Yes No Unknown
 Has vent(s) been inspected? Yes No Unknown
 If Yes, date: n/a

Comments: metal-bestos chimney

Source of Section III information: seller/observation

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? _____
 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): _____ Size of tank(s): _____
 Location: _____

Buyer Initials _____

Seller Initials RD

PROPERTY LOCATED AT: **500 Sandy Beach Road, Danforth, ME 04424**

~~What materials are, or were, stored in the tank(s)?~~ _____

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

Comments: **none**

Source of information: **seller/old disclosure**

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: _____ Yes No Unknown

Comments: **none**

Source of information: **seller/old disclosure**

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

~~If Yes: Date: _____ By: _____~~

~~Results: _____~~

~~If applicable, what remedial steps were taken? _____~~

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

~~Are test results available? Yes No~~

~~Results/Comments: _____~~

Source of information: **seller/old disclosure**

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

~~If Yes: Date: _____ By: _____~~

~~Results: _____~~

~~If applicable, what remedial steps were taken? _____~~

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

~~Are test results available? Yes No~~

~~Results/Comments: _____~~

Source of information: **seller/old disclosure**

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: **none**

Source of information: **seller/old disclosure**

Buyer Initials _____

Seller Initials *RD*

PROPERTY LOCATED AT: 500 Sandy Beach Road, Danforth, ME 04424

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: property built after 1984

Source of information: seller/old disclosure

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: n/a

Source of information: seller/old disclosure

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: ROW, Covenants, East Grand Home Owners Association

Source of information: Deed

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? Road Association-\$150 year, but varies

Road Association Name (if known): East Grand Home Owners Association

Buyer Initials _____

Seller Initials RD

PROPERTY LOCATED AT: **500 Sandy Beach Road, Danforth, ME 04424**

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: _____

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: **Propane Tank**

Year Principal Structure Built: **1984**

What year did Seller acquire property? **2022**

Roof: Year Shingles/Other Installed: **metal roof in 2004**

Water, moisture or leakage: **none**

Comments: **none**

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: **4 foot concrete basement installed by prior owner**

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: **none known**

Comments: **none**

Source of Section V information: **seller/old disclosure**

Buyer Initials _____

Seller Initials **RD**

PROPERTY LOCATED AT: **500 Sandy Beach Road, Danforth, ME 04424**

SECTION VI – ADDITIONAL INFORMATION

Two lots one on the water and one across the street comprise the land being sold. Camp being sold furnished.

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.

Robert DiPasquale 02/19/2023
SELLER DATE SELLER DATE
Robert J. DiPasquale

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

MAINE REAL ESTATE TAX-Paid

1002240202265

WARRANTY DEED

William Griffin, Jr. and Diane Griffin of Warwick, Kent County, Rhode Island, for consideration paid, grant to Robert J. DiPasquale of Seligman, Yavapai County, Arizona (whose mailing address is P.O Box 161, Seligman, AZ 86337) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title to parcel one, reference may be had to a deed from Richard A. Williams to the grantors herein, dated July 30, 2012, recorded in Washington Registry of Deeds, Book 3869, Page 203.

For grantors' source of title to parcel two, reference may be had to a deed from Richard A. Williams to the grantors herein, dated October 28, 2011 and recorded in the Washington County Registry of Deeds in Book 3791, Page 76.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness our hands and seals this 18th day of July, 2022.

WITNESS:

[Signature]
William Griffin, Jr.

[Signature]
Diane Griffin

STATE OF MAINE

[Signature], ss

[Signature] 18, 2022

Then personally appeared the above-named William Griffin, Jr. and Diane Griffin and acknowledged the foregoing instrument to be their free act and deed.

Before me,

ELIZABETH S. CONKLING
NOTARY PUBLIC
MAINE
My Commission Expires April 5, 2023

File No.: 2022-3464

[Signature]
Notary Public/Attorney-at-Law
Commission Expiration:

File No: 2022-3464

“Exhibit A”

Certain lots or parcels of land, together with the buildings thereon, situated in the Town of Danforth, County of Washington, State of Maine, bounded and described as follows:

PARCEL ONE:

Lot 155, more particularly bounded and described on the plans entitled "Greenland Cove Road, East Grand Lake-Danforth, Maine," dated January 31, 2002, and recorded in the Washington County Registry of Deeds in Cabinet 3, Drawer 12, Pages 1 through 29, and the plans entitled "Plan Showing Freshwater Wetlands" dated August 30, 2002 and recorded in said Registry in Cabinet 3, Drawer 12, Pages 31 through 37, together with those easements and other rights set forth in the Declaration of Covenants referred to below, and subject to the terms thereof, and a nonexclusive right of way, to be used in common with Champion Realty Corporation and others, over land of the Inhabitants of the Town of Danforth and described in the deed from the Inhabitants of the Town of Danforth to Champion Realty Corporation dated August 15, 2002 and recorded in Book 2669, Page 155 of said Registry.

PARCEL TWO:

Lots 120 and 120B, more particularly bounded and described on the plans entitled "Greenland Cove Road, East Grand Lake-Danforth, Maine," dated January 31, 2002, and recorded in the Washington County Registry of Deeds in Cabinet 3, Drawer 12, Pages 1 through 29, and the plans entitled "Plan Showing Freshwater Wetlands" dated August 30, 2002 and recorded in said Registry in Cabinet 3, Drawer 12, Pages 31 through 37, together with those easements and other rights set forth in the Declaration of Covenants referred to below, and subject to the terms thereof, and a nonexclusive right of way, to be used in common with Champion Realty Corporation and others, over land of the Inhabitants of the Town of Danforth and described in the deed from the Inhabitants of the Town of Danforth to Champion Realty Corporation dated August 15, 2002 and recorded in Book 2669, Page 155 of said Registry.

This conveyance does not include and Champion Realty Corporation specifically reserves any land abutting or lying beyond the boundaries of the lot herein conveyed as shown on said plans, notwithstanding any provisions of law relating to the ownership of land underlying abutting roads or ways which abut a lot shown on a plan. This reservation shall not be construed to reserve any title to the land lying under any portion of any road or way which lies within the boundaries of the lot herein conveyed as shown on said plans.

The above described lots are conveyed subject to the following:

a. Rights-of-way over existing roadways, driveways and easements previously and hereby reserved by Champion Realty Corporation for access to remaining lands of Champion Realty Corporation and/or for the benefit of other lots and lot owners within the development and any notes, conditions, and restrictions set forth on the above plans of the development, including but not limited to the restriction that any structures on a particular lot be located within the bounds of the building envelopes, if any, affecting said lot as noted on said Freshwater Wetlands plans.

b. Terms and conditions of the Covenants and Bylaws of the East Grand Lake Homeowners Association, the terms of which are incorporated herein. The Covenants are dated September 9, 2002, and are recorded at Book 2672, Page 243 of the Washington County Registry of Deeds. By

acceptance of this deed, Grantee hereby acknowledges and agrees to comply with the terms and conditions of the same.

c. Any and all municipal, state, or federal laws, regulations, and ordinances including, without limitation, permits and approvals heretofore issued by any federal, state, or municipal government authority (compliance with, application for the transfer of any such permits, or approvals shall be the sole responsibility of the Grantee) including but not limited to the terms and conditions of the Department of Environmental Protection Project Modification Findings of Fact and Order #L-148-L3-D-M recorded in the Washington County Registry of Deeds in Book 2669, Page 151.

d. Any and all encumbrances, easements, servitudes, rights of way, flowage rights, restrictions, licenses, leases, reservations, covenants and all other rights in third parties of record or acquired through prescription or adverse possession, including but not limited to those easements and rights of way noted on said plans.

e. Any current or future governmentally imposed or required zoning, subdivision, environmental, and other land use restrictions and regulations, including but not limited to any that restrict Grantees' ability to build upon or use the lot and any relating restrictions to wetlands protection.

f. Rights, if any, relating to the construction and maintenance in connection with any public utility wires, poles, pipes, conduits and appurtenances thereto, on, under or across the lot.

g. Any condition which a physical examination or adequate survey of the lot might reveal.

h. All outstanding governmental fees, assessments and charges.

i. Standard title insurance exceptions in the State of Maine.

All claims and rights of governmental authorities in and to any portion of the lot lying in the bed of any streams, creeks, waterways or great ponds, or other submerged lands or riparian rights.

..
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..



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.