



Country Home

\$149,900

66 Kelley Lane
Millinocket, Maine
04462

United
Country
Real Estate

Lifestyle
Properties
of Maine



Nancy Theriault
REALTOR®
(207) 731-9901
nancy@lifestylepropertiesme.com

Maine Country Home affordable raised ranch being sold furnished. This beautiful home is located on a quiet dead in street in Millinocket, ME with close access to Snowmobile and ATV trail access. The home was built in 1962 but has had many updates over the years. This is a great home for entertaining with a great open concept kitchen, dining, and living room. The kitchen has oak cabinets with lots of space and a breakfast bar that separates the kitchen from the dining area. A large closet/pantry in living room is great for storing extra food and supplies. Four steps lead up to a full bathroom with tub/shower and there are two good size bedrooms adjacent to the bathroom. Downstairs from the living room 9 steps to the basement addition there is a large primary bedroom suite that includes a private full bathroom with tub/shower, plus a large closet. There are 3 steps down into the basement area where the washer and dryer are located.



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

www.lifestylepropertiesofmaine.com

Local Contacts

Police

Millinocket Public Safety
(207) 723-9731

Fire

Millinocket Public Safety
(207) 723-9731

Town Office

197 Penobscot Ave
(207) 723-2000

Tax Assessor

Lorna Thompson
(207) 723-7005
assessor@millinocket.org

Code Enforcement

Chris Beyer
(207) 723-7005
code@millinocket.org

School District

Millinocket School Dept
(207) 723-6400

Proximity

Shopping

Millinocket, 1± miles

City

Bangor, 75± miles

Airport

Bangor International, 75± miles

Interstate

Exit #244, 13± miles

Hospital

MRH, 1.5± miles

Boston, MA

318± miles (4.5± hours)

The home is heated by a well maintained HWBB oil burner that is multiple zones and hot water tank is off the boiler as well. You will never run out of Hot water here!! There are two 275-gallon oil tanks in the basement for plenty of oil storage. The electrical is updated with a 100-amp service. This home has a newer metal roof, vinyl siding and replacement windows throughout. There is a NEW Heat pump that was installed in the last year that heats and cools the first and second floors very well. The glassed in 3 season sunroom is not heated but provides a great spot to kick off your shoes and outdoor clothing in the winter and an amazing spot to sit and relax the other seasons. The glass sliding doors from the living room provides a great view of the wooded, fenced in back yard and an exit to the private deck for entertaining.

There is also a shed in the backyard to store lawnmower, snowblower, snowmobile or gardening tools. Wake up in the morning to the sound of birds chirping, sun shining through the trees and peaceful surroundings! If you are looking to downsize or if you want to move to a quiet Maine town this is a beautiful location! Everything is here you just need to bring your food and clothes...the rest is waiting for you in this nicely furnished home!





Shopping, groceries, restaurants, pharmacy, healthcare, golf course and many other amenities are close by. It is a short drive to Mount Katahdin, Baxter State Park, Katahdin Woods and Water National Monument and area lakes with great local fishing and hunting opportunities. This is a Move in ready home!



Millinocket is a small town in Northern Penobscot County with an estimated population of approximately 4500, located on the edge of Maine's vast working forest. Millinocket's economy has historically been centered around forest products and in recent years increased outdoor recreation. It is the gateway to Mt. Katahdin, Maine's tallest peak, voted World's best hike by National Geographic and home to the northern terminus of the Appalachian Trail. It is also the gateway to the famed Golden Road, North Maine Woods, the West Branch of the Penobscot River, Baxter State Park, Katahdin Woods and Water National Monument, the Allagash Wilderness Waterway and a vast network of lakes, trail systems, day hikes, canoeing, kayaking, white water rafting, cross country skiing, snowshoeing, hunting, fishing, nature and wildlife photography, biking, swimming, and the list goes on! If you are looking for a great place to live and love the great outdoors, then Millinocket is your 4 Season destination.

Property Specifics

Trash Removal
Transfer Station, \$50/Annually

Electric Company
Versant Power

Heating Company
Bragdon Energy

Water/Sewer
Public

Internet Provider/Speed
Consolidated Communications





66 Kelley Lane, Millinocket

Year Built

1962

Square Foot

1008±

Bedrooms

Three

Bathrooms

Two

Flooring

Vinyl | Laminate | Carpet

Garage

N/A

LISTING PRICE

Acres 0.23± **\$149,900** Taxes \$1634.30

Water

Public

Sewer

Public

Roof

Metal

Heating

Baseboard | Heat pump

Cooling

Heat pump

View

Scenic | Trees

Zoning

Residential

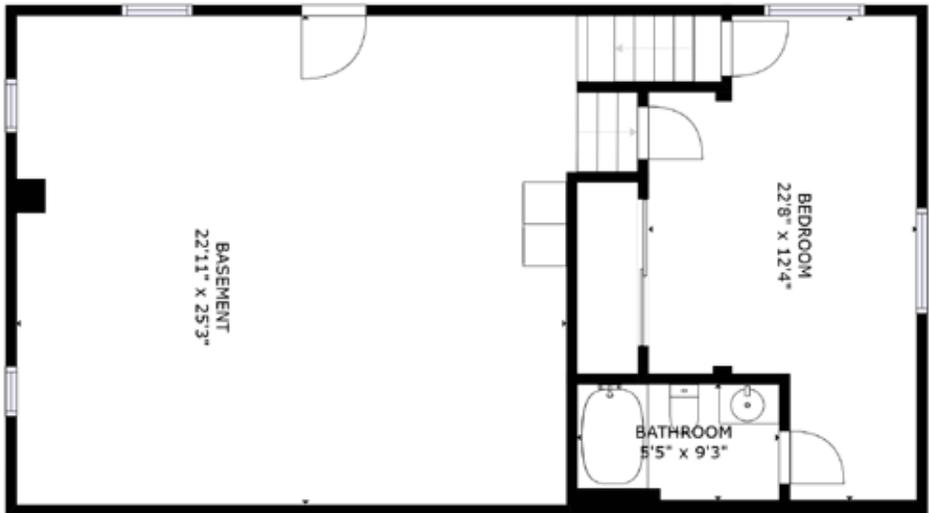
Road Frontage

Yes | 75'

Water Frontage

N/A

FLOOR 1



GROSS INTERNAL AREA
FLOOR 1: 943 sq. ft. FLOOR 2: 1120 sq. ft.
TOTAL: 2063 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

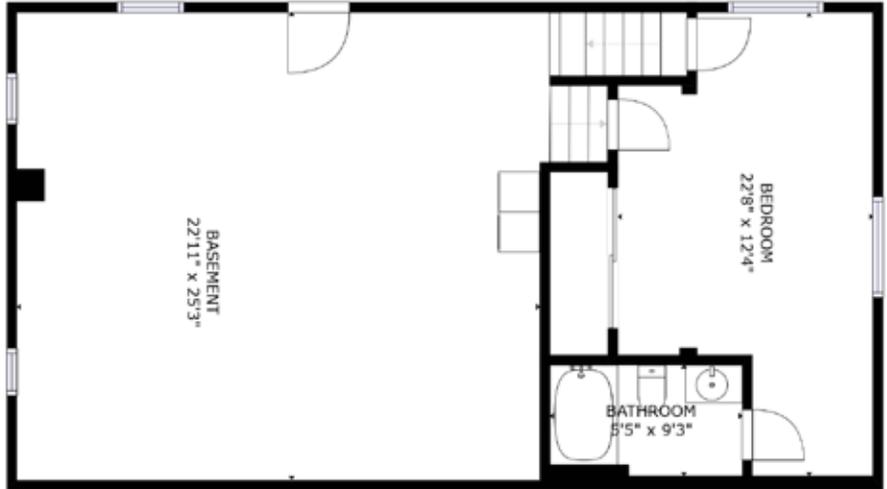




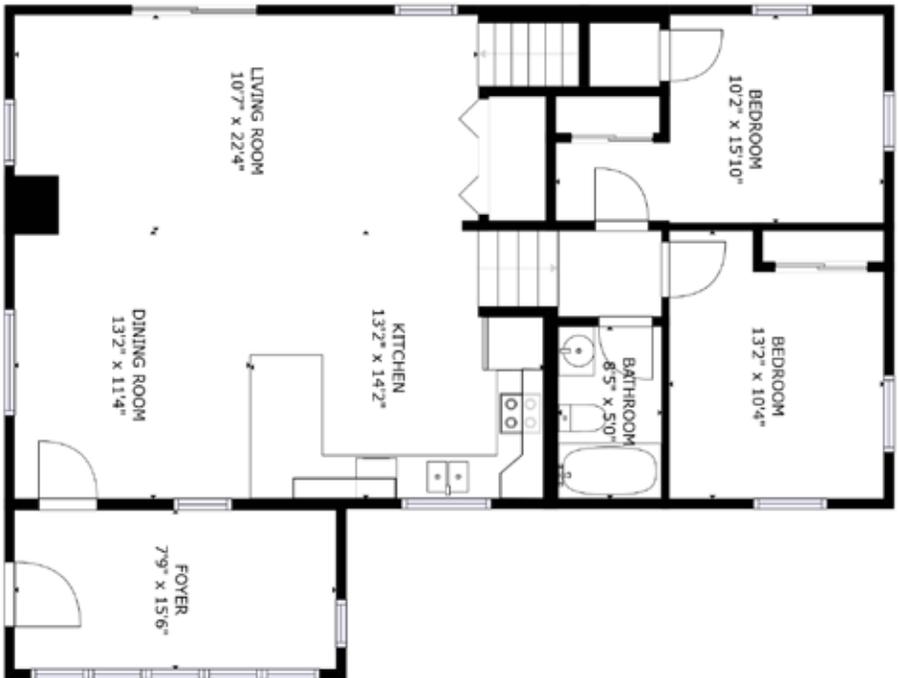
GROSS INTERNAL AREA
 FLOOR 1: 943 sq. ft., FLOOR 2: 1120 sq. ft.
 TOTAL: 2063 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2





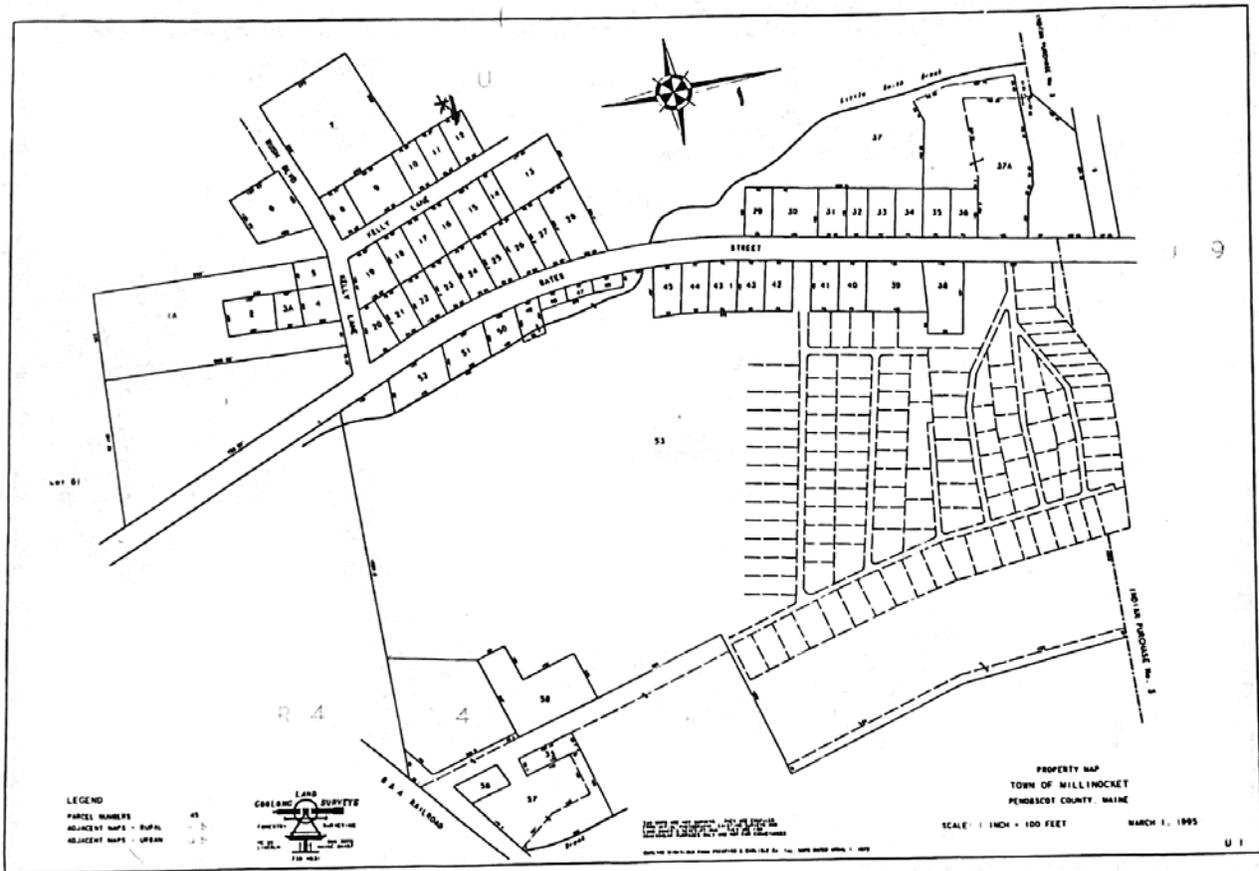
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 943 sq. ft., FLOOR 2: 1120 sq. ft.
 TOTAL: 2063 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Guillermo Hernandez (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 66 Kelley Lane, Millinocket, Maine 04462

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

(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>Guillermo Hernandez</u>	<u>2/21/2023</u>
		Seller Guillermo Hernandez	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	<u>Nancy Theriault</u>	<u>2/21/2023</u>
		Agent Nancy Theriault	Date

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REALTOR®
United Country Lifestyle Props, 113 West Broadway Lincoln ME 04457
Nancy Theriault

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Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lw.com



PROPERTY LOCATED AT: 66 Kelley Lane, Millinocket, Maine 04462

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: _____
Installed by: _____
Date of Installation: _____

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

Comments: Public water- seller has never lived in the home

Source of Section I information: Seller

Buyer Initials _____

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Seller Initials GH

PROPERTY LOCATED AT: 66 Kelley Lane, Millinocket, Maine 04462

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: _____ OR Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: _____

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: _____

Date of installation of leach field: _____ Installed by: _____

Date of last servicing of leach field: _____ Company servicing leach field: _____

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

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: Public sewer- Seller has never lived in the home

Source of Section II information: Seller

Buyer Initials _____

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Seller Initials SH

PROPERTY LOCATED AT: 66 Kelley Lane, Millinocket, Maine 04462

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	Heat Pump		
Age of system(s) or source(s)	2004	2022		
Name of company that services system(s) or source(s)	207-723-4297 Braydon Energy			
Date of most recent service call	May 2021			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	525 gal			
Malfunction per system(s) or source(s) within past 2 years	none			
Other pertinent information	currently 2 full tanks of oil - last delivery 2/1/2023			

- 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: 10/2021
- Date chimney(s) last cleaned: _____
- Direct/Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
- If Yes, date: _____

Comments: **No noted issues- Seller has not lived in the home**

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? _____
- 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 _____

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Seller Initials SA

PROPERTY LOCATED AT: 66 Kelley Lane, Millinocket, Maine 04462

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

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

Comments: _____

Source of information: _____

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 by current owner- seller has not lived in home

Source of information: Seller

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

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: Public water

Source of information: Seller

E. METHAMPHETAMINE - Current or previously existing: Yes No Unknown

Comments: Seller has never lived in the home

Source of information: Seller

Buyer Initials _____

Seller Initials SW

PROPERTY LOCATED AT: 66 Kelley Lane, Millinocket, Maine 04462

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: None noted inside home but deck railing has peeling paint

Source of information: Seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: _____

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: _____

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? _____

Road Association Name (if known): _____

Buyer Initials _____

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Seller Initials D.A.

PROPERTY LOCATED AT: 66 Kelley Lane, Millinocket, Maine 04462

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: _____

Year Principal Structure Built: 1962

What year did Seller acquire property? 2021

Roof: Year Shingles/Other Installed: metal roof unknown age 2020

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: None noted

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

If Yes, are test results available? Yes No

Comments: _____

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: _____

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: _____

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may
have an adverse impact on health/safety: none noted

Comments: _____

Source of Section V information: seller

Buyer Initials _____

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Seller Initials SW

PROPERTY LOCATED AT: 66 Kelley Lane, Millinocket, Maine 04462

SECTION VI – ADDITIONAL INFORMATION

New Heat pump installed on first floor in 2022. New closet doors installed. New microwave

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.

Guillermo Hernandez 2/21/2023
SELLER DATE SELLER DATE
Guillermo Hernandez

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



DEED OF SALE BY PERSONAL REPRESENTATIVE
(Testate)
(DLN: 1002140174865)

JULIE A. COTTLE, with a mailing address of 532 Main Street, Mattawamkeag, Maine, 04459, duly appointed and acting Personal Representative of the ESTATE OF MADOLIN M. HOBBS, deceased, testate, as shown by the probate records in the Penobscot County Probate Court, Docket No. 2021-898, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, pursuant to the Probate Code and every other power, for consideration paid, grants to **GUILLERMO HERNANDEZ**, with a mailing address of 99 Park Street, East Millinocket, Maine, 04430, the land, together with the improvements thereon, in **Millinocket, Penobscot County, Maine**, described as follows:

SEE EXHIBIT A ATTACHED HERETO

This deed shall be construed according to the laws of the State of Maine.

WITNESS my hand this 10th day of December, 2021.

ESTATE OF MADOLIN M. HOBBS

Therese M. Johansen
Witness

By: *Julie A. Cottle PR*
JULIE A. COTTLE
Personal Representative

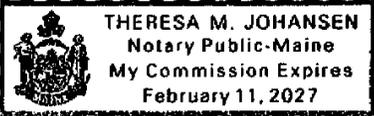
STATE OF MAINE
County of Penobscot, ss.

December 10, 2021

Then personally appeared the above named Julie A. Cottle, Personal Representative of the Estate of Madolin M. Hobbs and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,

Therese M. Johansen
NOTARY PUBLIC/ATTORNEY-AT-LAW



Theresa M. Johansen
TYPE OR PRINT NAME AS WRITTEN

EXHIBIT A

A certain lot or parcel of land, together with any improvements thereon, situated in MILLINOCKET, Penobscot County, Maine, and being more particularly bounded and described as follows, to wit:

Beginning at a point that is the intersection of the center lines of State Highway 157 Station 20 + 38.83 and Kelley Lane, sight in a southerly direction along the center line of State Highway 157; thence turn an angle to the right of 116E 14' and proceed in a westerly direction a distance of 359.35 feet to a point; from this point back sight the previous point and thence turn an angle to the left of 112E 42' and proceed in a northerly direction a distance of 403.45 feet to a point along the center line of Kelley Lane; thence from this point back sight the previous point and turn an angle to the right of 94E 08' and proceed in a westerly direction a distance of 25.06 feet to a stake set in the ground at the point of beginning of the premises to be conveyed by this deed and being also at the southeasterly corner of Lot 24 and being common to Lot 23 as shown on an unrecorded Plan made by R. P. Nadeau, Registered Land Surveyor Maine No. 303, May 22, 1967, revised November 10, 1970 and entitled "James Kelley Development - Proposed Dickinson Lot, Kelley Lane Development - Sheet No. 1". From the aforesaid stake at this point of beginning thus established, proceed in a westerly direction along the northerly line of land owned by Ruth E. Kenneson on a course of about S 78E 35' W a distance of one hundred thirty-five (135) feet, more or less, to a stake set in the ground; thence N 15E 33' W by and along land of James T. Kelly, et al., a distance of 75.67 feet, more or less, to a stake set in the ground; thence N 78E 35' E by and along land of said James T. Kelley, et al., a distance of 135 feet, more or less, to a stake set in the ground in the westerly line of Kelley Lane; thence S 15E 33' E by and along the westerly line of Kelley Lane a distance of 75.67 feet to the point of beginning.

This conveyance is made subject to any and all conditions, restrictions, covenants and reservations set forth in the deed from James T. Kelley to Fred Kelly, recorded in Penobscot Registry of Deeds in Vol. 1804, Page 184.

For Decedent's source of title, see the deed from Paul Corrigan, Jr., to Madolin M. Hobbs dated October 3, 2013 and recorded in Book 13363, Page 345 of the Penobscot County Registry of Deeds. Reference is also had to the Certificate and Abstract of the Estate of Madolin M. Hobbs dated November 2, 2021 and recorded in Book 16262, Page 324 of the Penobscot County Registry of Deeds.

Maine Real Estate Transfer Tax Paid
SUSAN F. BULAY, REGISTER
PENOBSCOT COUNTY MAINE E-RECORDED



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.