



# *Large Split Level Ranch*

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**\$250,000**

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271 Cooper Hwy  
Cooper, Maine  
04657



**Lifestyle  
Properties  
of Maine**



**Janine Hawkins**  
REALTOR®  
(207) 263-9089  
janine@lifestylepropertiesme.com

Cooper Maine, this large split level ranch offers plenty of living space inside and out! The main living floor of the house has a large kitchen/dining room that is open into the living room, 2 large bedrooms, a full bath with laundry off the hallway and the master with a walk in closet and its own full bath. The ground level has a bedroom and a half bath along with plenty of space for a family room and pool table. The large 2 car garage has storage overhead and a workshop off the back. There is a nice deck off the kitchen overlooking the back yard and garden area. Home is set up with a backup generator and a woodstove so you are well set for the Maine Winters & for summer you are located near the town sand beach and public boat landing on Cathance Lake.



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

[www.lifestylepropertiesofmaine.com](http://www.lifestylepropertiesofmaine.com)

## Local Contacts

### **Police**

911

### **Fire**

911

### **Town Office**

425 Cooper HWY  
(207) 454-3901

### **Tax Assessor**

Brenda Gove  
(207) 214-1351  
bgoveassessor@gmail.com

### **Code Enforcement**

James Slowe  
(207) 788-3877  
slowe@hotmail.com

### **School District**

AOS 77  
(207) 853-2567



## Proximity

### **Shopping**

Calais, 18± miles

### **City**

Calais, 18± miles

### **Airport**

Bangor International, 93± miles

### **Interstate**

Bangor

### **Hospital**

Calais Community Hospital, 18± miles

### **Boston, MA**

326± miles (5.5± hours)

The kitchen is large and roomy, lots of cabinet space, a pantry and a great raised deck off the back of the house overlooking the yard and garden areas. The property has a nice pear tree in the front yard and some apple trees as well as a nice garden spot.

Cathance lake is close by, there is a town owned sand beach off the Chubb Cove road and a public boat landing off 191. Cathance Lake is 3227 acres with the average depth being 24' and the deepest point being at 75'. The water quality is crystal clear and it's a great lake for recreation as well as offering some wonderful fishing. There are about a dozen lakes within a half hours drive, you will not run out of options for boating or fishing!

The town of Cooper web site has an amazing amount of information on it including the history of the town and surrounding areas as well as an extensive comprehensive plan. [Coopermaine.com](http://Coopermaine.com)



## Property Specifics

### **Trash Removal**

Ohio Brook Dumpster, \$40\month

### **Electric Company**

Eastern Maine Electric

### **Heating Company**

VL Tammaro

### **Water/Sewer**

Private

### **Internet Provider/Speed**

Starlink







271 Cooper HWY, Cooper

Year Built

1992

Square Foot

3330±

Bedrooms

Three

Bathrooms

2.5

Flooring

Carpet | Vinyl

Garage

Yes | 2 spaces

LISTING PRICE

Acres 9.18± \$250,000 Taxes \$3264.29

Water

Private

Sewer

Private

Roof

Metal

Heating

Baseboard | Stove

Cooling

N/A

View

Trees | Woods

Zoning

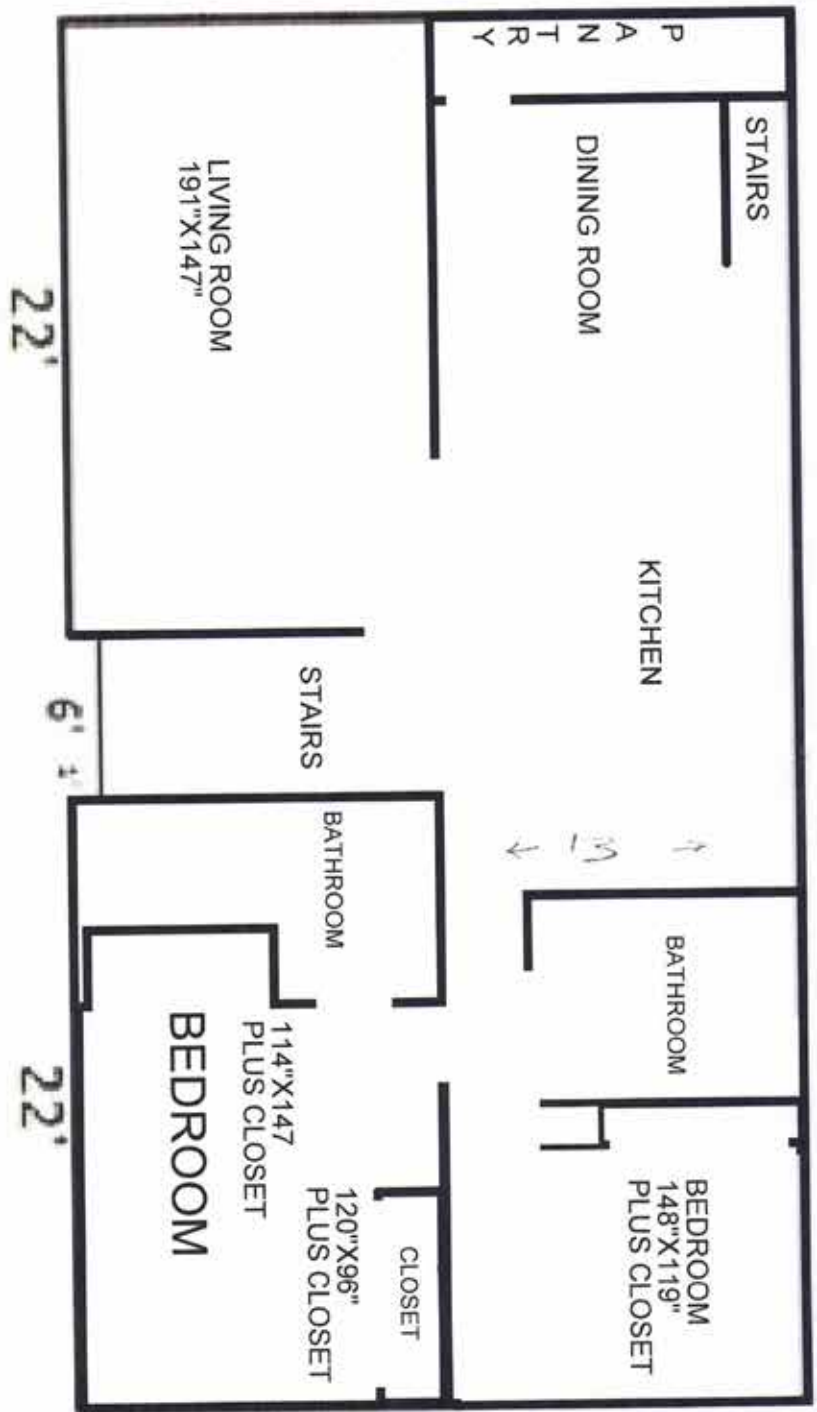
None

Road Frontage

Yes | 247'

Water Frontage

N/A



# SKETCH ADDENDUM

File #: 0005052

Borrower/Client: Gabriel & Arin Gutierrez

Property Address: 271 Cooper Hwy

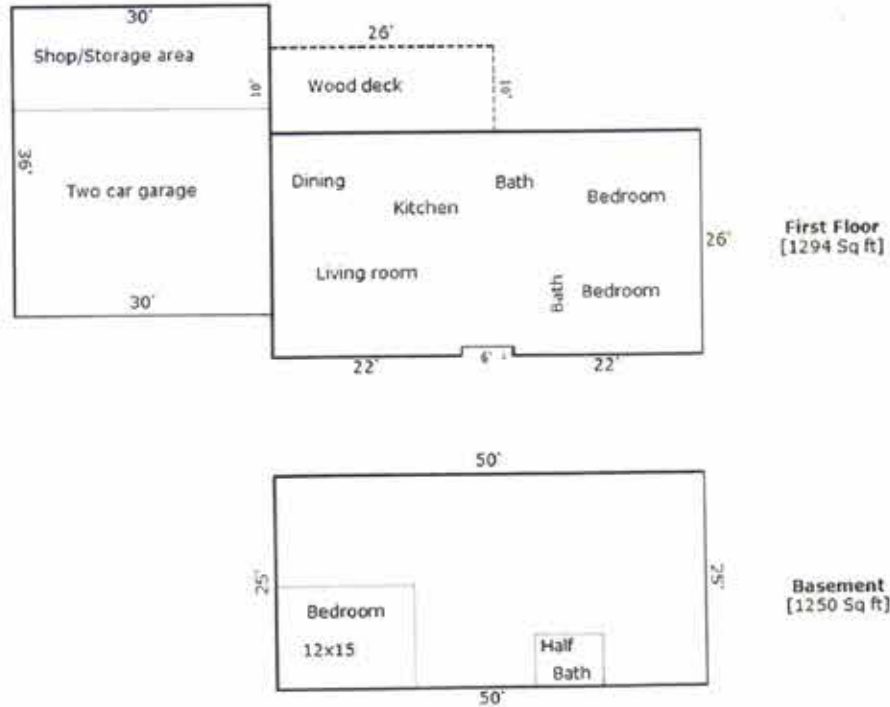
City: Cooper

County: Washington

State: ME

Zip Code: 04657

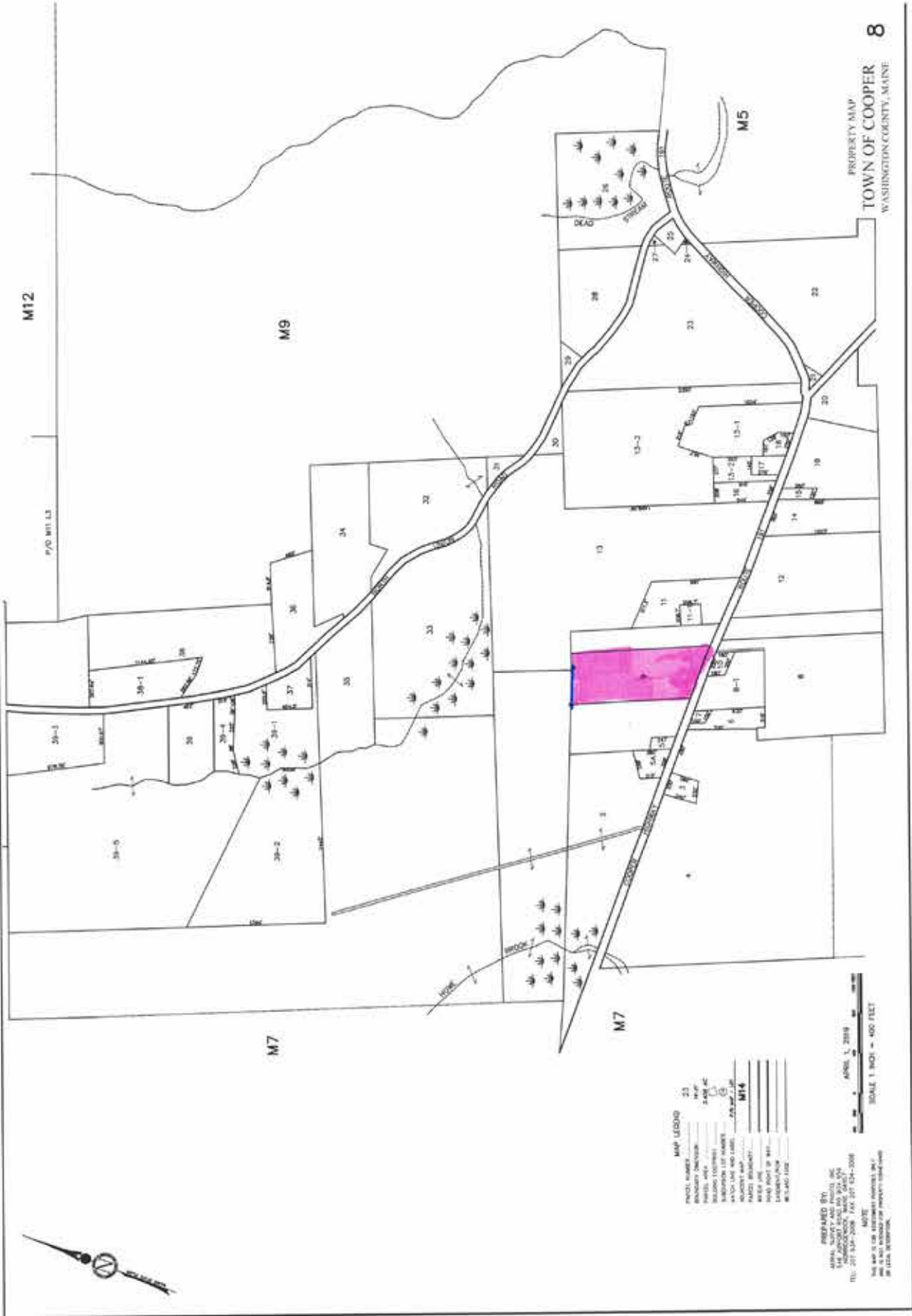
Lender: JP Morgan Chase



TOTAL: Sketch by a la mode, inc

## Area Calculations Summary

		Calculation Details
<b>Living Area</b>		
First Floor	1294 Sq ft	$50 \times 25 = 1250$ $1 \times 22 = 22$ $1 \times 22 = 22$
<b>Total Living Area (Rounded):</b>	<b>1294 Sq ft</b>	
<b>Non-living Area</b>		
Wood Deck	260 Sq ft	$26 \times 10 = 260$
2 Car Attached	1080 Sq ft	$30 \times 36 = 1080$
Basement	1250 Sq ft	$25 \times 50 = 1250$





PROPERTY LOCATED AT: 271 Cooper Hwy, Cooper, ME 04657

## 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: 2021 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: Front lawn by Flag pole

Installed by: unknown

Date of Installation: March 23, 2023

USE: Number of persons currently using system: 4

Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: new well pump

Source of Section I information: seller/past disclosure

Buyer Initials \_\_\_\_\_

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Seller Initials GG

PROPERTY LOCATED AT: 271 Cooper Hwy, Cooper, ME 04657

## 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: right side of house OR ☐ Unknown

Date installed: 1992 Date last pumped: 5/21 Name of pumping company: Mallars

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: \_\_\_\_\_

Date of last servicing of tank: NA Name of company servicing tank: Mallars

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: right side of house

Date of installation of leach field: 03/23/2023 Installed by: Cousin's construction

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

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: \_\_\_\_\_

Source of Section II information: prior disclosure/former resident

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PROPERTY LOCATED AT: 271 Cooper Hwy, Cooper, ME 04657

### SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	BBHW	Wood		
Age of system(s) or source(s)	32 years	unknown		
Name of company that services system(s) or source(s)	Tammaro	none		
Date of most recent service call	each fall	none		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	960 %	not used much		
Malfunction per system(s) or source(s) within past 2 years	none	none		
Other pertinent information		moved out from wall		

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: \_\_\_\_\_  
Direct/Power Vent(s): ..... ☐ Yes ☒ No ☐ Unknown  
Has vent(s) been inspected? ..... ☐ Yes ☐ No ☐ Unknown  
If Yes, date: \_\_\_\_\_

Comments: \_\_\_\_\_

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: \_\_\_\_\_

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PROPERTY LOCATED AT: 271 Cooper Hwy, Cooper, ME 04657

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: 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: ..... ☐ Yes ☐ No ☐ Unknown

Comments: \_\_\_\_\_

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: \_\_\_\_\_

Source of information: seller

**E. METHAMPHETAMINE** - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: \_\_\_\_\_

Source of information: seller

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PROPERTY LOCATED AT: 271 Cooper Hwy, Cooper, ME 04657

**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: \_\_\_\_\_

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): \_\_\_\_\_

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PROPERTY LOCATED AT: 271 Cooper Hwy, Cooper, ME 04657

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: 1992

What year did Seller acquire property? 2021

Roof: Year Shingles/Other Installed: metal roof in 2017

Water, moisture or leakage: no

Comments: \_\_\_\_\_

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: \_\_\_\_\_

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: \_\_\_\_\_

Comments: \_\_\_\_\_

Source of Section V information: seller, observation and past disclosure reports

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ag

Gabriel Gutierrez

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PROPERTY LOCATED AT: 271 Cooper Hwy, Cooper, ME 04657

**SECTION VI – ADDITIONAL INFORMATION**

Home can not change hands until mid June 2023. June 14

Generator - new battery/service

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.

 3-23-23  
SELLER DATE  
Gabriel Gutierrez

 03/23/23  
SELLER DATE  
Arin Gutierrez

\_\_\_\_\_  
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



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Gabriel Gutierrez,



DLN.1002140160530  
DEED OF SALE BY PERSONAL REPRESENTATIVE  
(Testate)

MAINE REAL ESTATE TAX-Paid

KNOW ALL PERSONS BY THESE PRESENTS, That Norman L. Howe, of Cooper, County of Washington, State of ME, duly appointed and acting Personal Representative of the Estate of John David Howe, deceased (testate), as shown by the probate records of Washington County, Maine (Docket No. 2020-125), and not 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, such notice not being required under the terms of the decedent's will, by the power conferred by the Probate Code, and every other power,

for consideration paid,

grants to Gabriel Gutierrez and Arin Gutierrez, of Cooper, County of Washington, State of Maine whose mailing address is 271 Cooper HWY, Cooper, ME 04657, as Joint Tenants,

A certain portion of a lot or parcel of land located in the Town of Cooper, County of Washington, State of Maine, on the north side of Route 191, approximately 2,700 feet westerly of the intersection of Route 191 and East Ridge Road, being a portion of the remaining lands of the John D. Howe Home Block as shown on plan "John D. Howe, Winslow Allen, Land In Cooper", dated June 1984 and surveyed by Justin P. Day, and recorded in Hanger 2, Slide 36 of the Washington County Registry of Deeds (WCRD), and being a portion of lands as described in Book 449 Page 207 (10/1/1943), said portion of lot or parcel being more particularly described as follows:

BEGINNING at a 3/4" pipe found on the north side of Route 191 at the southwest corner of lands now or formerly of Laurie Tyler as described in Book 3190, Page 70 (9/7/2006) of the WCRD, said pipe, being located S 89° 06' 53" W, a distance of 237.09 feet from a 4" cedar post found in stone pile at the southeast corner of lands of said Laurie Tyler, said 4" cedar post also being the southeast corner of the John D. Howe Home Block;

THENCE, S 89° 06' 53" W, along the north sideline of Route 191, a distance of 247.72 feet, to a 1" pipe found;

THENCE, N 22° 10' 24" W, creating a division line across the lands of the Estate of John David Howe, a distance 158.03 feet to a 1" pipe found;

THENCE, S 73° 38' 55" W, across the lands of the Estate of John David Howe, a distance of 29.80 feet, to a 1" pipe found near a stone wall;

THENCE, N 22° 47' 55" W, across the lands of the Estate of John David Howe, a distance of 1361.09 feet, to a 5/8" rebar set with surveyor's identification cap (CES, Inc. - P.L.S. #2409), at the southerly lands of now or formerly of John F. Howe as described in Book 1369, Page 229 (12/3/1985) of the WCRD, and Book 2385, Page 066 (10/21/1999) of the WCRD, said lands being known as the Higgins Lot as shown on said Justin P. Day survey plan, said rebar located N 64° 34' 23" E, 234.97 feet from a 5/8" rebar set with surveyor's identification cap (CES, Inc. - P.L.S. #2409) at the remains of old fallen post with stones and being the northwest corner of

lands now or formerly of Cheryl L. Roberts as described in Book 3174, Page 121 (7/31/2006) of the WCRD;

THENCE, N 64° 34' 23" E, along the lands of John F. Howe, a distance of 161.31 feet, to a 4" cedar post set in stones at a southwest corner of the lands now or formerly of Justin Day as recorded in Book 574, Page 281 (5/27/1961) of the WCRD;

THENCE, continuing N 64° 34' 23" E, along the lands of said Justin Day, a distance of 96.67 feet, to a 4" cedar post found set in stones at the northwest corner of lands of said Laurie Tyler;

THENCE, S 22° 47' 55" E, along the lands of said Laurie Tyler, a distance of 1626.74 feet, to the POINT OF BEGINNING.

TOGETHER WITH an overhead utility line easement for electrical and communication wires from utility pole #28/440, located in the right of way of Route 191, across retained land of the Estate of John David Howe, to the utility pole located on the herein described lot, being located near the property line as described as "S 73° 38' 55" W, a distance of 29.80 feet" between two 1" pipes. And with the right to enter upon lands of grantor to maintain, repair, or replace said utility line and overhead opening. Said easement to be 15 feet wide and 150 feet, more or less, in length.

ALSO CONVEYING any right, title and interest the grantor may have to lands lying between the above described lot and the centerline of Route 191, in accordance with the Laws of the State of Maine.

Said parcel described contains 9.18 acres, more or less.

Bearings refer to Grid North, Maine East Zone (1801) NAD83 (2011) (EPOCH: 2010.000).

The above description is based upon a CES, INC Survey Plan #13351.001 (2021).

For title, reference may be had to a Certificate and Abstract of the Estate of John David Howe recorded in the Washington County Registry of Deeds in Book 4679, Page 289.



Witness my hand and seal this 27 day of August, 2021.

Signed, Sealed and Delivered in the presence of:

Estate of John David Howe

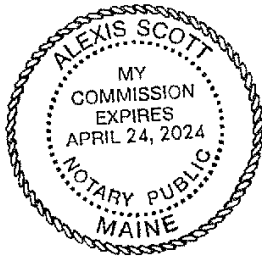
Alexis Scott  
Witness

Norman L. Howe PR  
By: Norman L. Howe, Personal  
Representative

STATE OF MAINE

County of Pendecost

Then personally appeared this 27 day of August, 2021 the above-named Norman L. Howe, duly appointed and acting Personal Representative of the Estate of John David Howe and acknowledged the foregoing instrument to be his free act and deed in his said capacity.



Before me,

Alexis Scott  
Notary Public

Alexis Scott  
Typed or printed name of Notary Public

My commission expires: 4/24/2024



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 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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.*