



Waterfront Ranch Home

\$199,900

29 Mackenzie Ave
Lincoln, Maine
04457



Lifestyle
Properties
of Maine



Carmen McPhail
REALTOR®
(207) 290-0371
carmen@lifestylepropertiesme.com

Nestled in a picturesque setting with 290 feet of road frontage and a stunning 200 feet of waterfront along the tranquil shores of Mattanawcook Lake, this charming ranch-style home is a true gem. Built in the historic year of 1900, this abode exudes character and warmth, boasting a blend of modern comforts and vintage appeal. The residence offers a cozy living space of approximately 1,100 square feet, featuring three bedrooms and a full bathroom. A thoughtfully designed finished basement hobby room adds versatility and provides ample space for creative endeavors.

For those who love to tinker and organize, this property offers storage options galore. An attached two-car garage provides convenient shelter for vehicles, while a detached utility shed with overhead door and a functional pole barn offer space for tools, equipment, and projects of all sizes.



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

www.lifestylepropertiesofmaine.com

Local Contacts

Police

Lincoln Police Dept
(207) 794-2221

Fire

Lincoln Fire Dept
(207) 794-8455

Town Office

29 Main Street
(207) 794-3372
M-F 8-5

Tax Assessor

Amanda Woodard
(207) 794-3372 Ext 5
assessor@lincolnmaine.org

Code Enforcement

Wade Jordan
(207) 794-3372
wade.jordan@lincolnmaine.org

School District

RSU 67
(207) 794-6500

Proximity

Shopping

Lincoln, 0.7± miles

City

Bangor, 49± miles

Airport

Bangor International, 51± miles

Interstate

Exit #227, 6± miles

Hospital

Penobscot Valley, 1.9± miles

Boston, MA

284± miles (4.5± hours)

Practicality meets efficiency with a metal roof, aluminum siding, and an oil FHA furnace, ensuring durability and cost-effective maintenance. Additionally, two pellet stoves and a propane space heater in the entryway offer excellent alternatives for heating, keeping the home cozy throughout the seasons.

Outdoor enthusiasts will appreciate the fenced pet area and garden space, perfect for cultivating a variety of plants and enjoying the beauty of nature. The expansive 0.77-acre lot provides ample room for relaxation, play, and entertaining. Local snowmobile trail currently crosses the lower end of the lot connecting to ITS trails that are well maintained and nicely groomed. ATV trails are nearby too. Watersports are literally at the edge of your lot with fishing, swimming, and boating right on Mattanwacook Lake.



Property Specifics

Trash Removal
Transfer Station

Electric Company
Versant

Heating Company
RH Foster

Water/Sewer
Public

Internet Provider/Speed
Spectrum | Consolidated

The property's location is equally enticing, being conveniently situated less than two miles from Penobscot Valley Hospital and less than a mile from the vibrant shopping area of downtown Lincoln. For more extensive amenities and city life, Bangor is less than 50 miles away, offering a plethora of options for shopping, dining, and entertainment.

Lincoln Maine is a service hub for 15 communities and offers plenty of shopping, eateries, construction, and hardware stores as well as recreational opportunities for just about any activity. This lake is 832 acres in size and is part of a chain of lakes that include Upper Pond, Folsom Pond, and Crooked Pond. Fish include smallmouth bass, white perch, pickerel, sunfish, and occasional spring trout. Our town motto is "Come for the Lakes and Stay for the Lifestyle" so come check it out – you'll love it here – WE DO!





29 Mcakenzie Ave. Lincoln

Year Built

1900

Square Foot

1112

Bedrooms

Three

Bathrooms

One

Flooring

Carpet | Laminate | Vinyl

Garage

Yes | 2 Spaces

LISTING PRICE

Acres 0.77± \$199,900 Taxes \$2481.98

Water

Public

Heating

Forced Hot Ait | Stove

Zoning

SD3

Sewer

Public

Cooling

None

Road Frontage

Yes | 290'

Roof

Metal

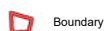
View

Scenic

Water Frontage

200' | Mattanawcook Lake

Lincoln- 29 MacKenzie Avenue, 0.77± Acres
Penobscot County, Maine, 0.77 AC +/-



Boundary

United Country Lifestyle Properties of Maine

P: 800-286-6164

<https://www.lifestylepropertiesofmaine.com/>

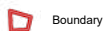
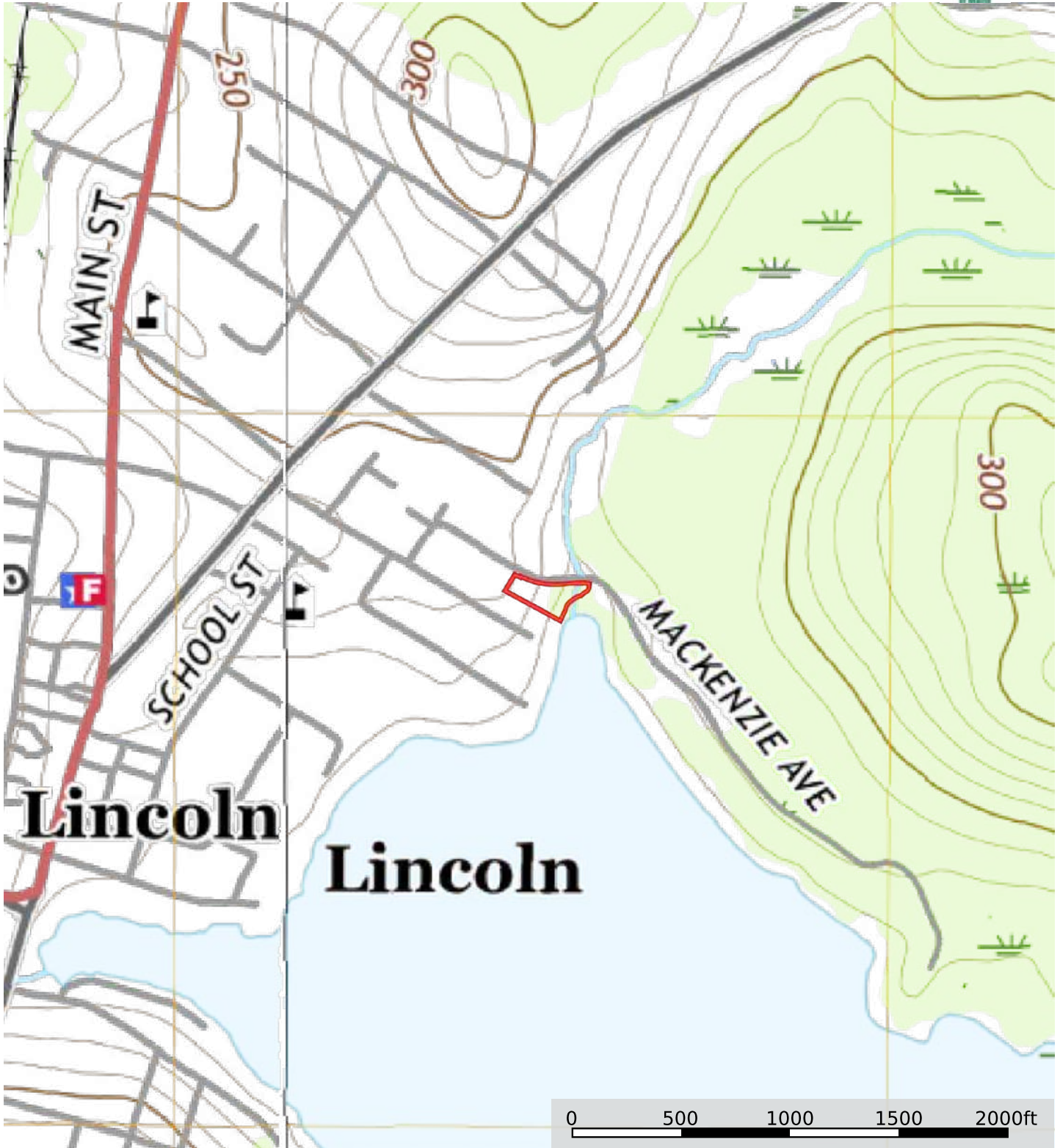
113 West Broadway



The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

www.lifestylepropertiesofmaine.com

Lincoln- 29 MacKenzie Avenue, 0.77± Acres
Penobscot County, Maine, 0.77 AC +/-



United Country Lifestyle Properties of Maine

P: 800-286-6164

<https://www.lifestylepropertiesofmaine.com/>

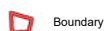
113 West Broadway



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www.landbrothers.com

Lincoln- 29 MacKenzie Avenue, 0.77± Acres
Penobscot County, Maine, 0.77 AC +/-



Boundary

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P: 800-286-6164

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113 West Broadway



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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Connie J. Bolstridge, Paul Bolstridge (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 29 Mackenzie Avenue, Lincoln, ME 04457

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>Connie J. Bolstridge</u>	<u>09/12/2023</u>
Buyer	Date	<u>Seller Connie J. Bolstridge</u>	<u>Date</u>
Buyer	Date	<u>Paul C. Bolstridge</u>	<u>9-14-23</u>
Buyer	Date	Seller Paul Bolstridge	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	<u>Carmen R McPhail</u>	<u>9/14/23</u>
Agent	Date	Agent Carmen McPhail	Date



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United Country Lifestyle Properties of Maine, 113 West Broadway Lincoln ME 04457
 Carmen McPhail

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

Phone: (207)794-6164 Fax: (207)794-6666
www.lw.com



Bolstridge - 29

PROPERTY LOCATED AT: 29 Mackenzie Avenue, Lincoln, ME 04457

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: none

Source of Section I information: public record, current owner

Buyer Initials _____ Page 1 of 7 Seller Initials CJB PEB

PROPERTY LOCATED AT: 29 Mackenzie Avenue, Lincoln, ME 04457

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: none

Source of Section II information: public record, current owner

Buyer Initials _____

Page 2 of 7

Seller Initials CJB

PEB

PROPERTY LOCATED AT: 29 Mackenzie Avenue, Lincoln, ME 04457**SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Oil FHA	Pellet stove x 2	Propane wall heater	
Age of system(s) or source(s)	2002	2017	2014±	
Name of company that services system(s) or source(s)	RH Foster	Owner	N/a	
Date of most recent service call	unknown	N/a	N/a	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Minimal Only used when <0	4 ton	Not currently in use	
Malfunction per system(s) or source(s) within past 2 years	None	None	none	
Other pertinent information	None	None	Not hooked up	

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: Owner uses pellet stoves for heat unless below 0.Source of Section III information: Current owner.**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 ☐ UnknownIf 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 ☐ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☐ Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

Buyer Initials _____

Page 3 of 7

Seller Initials CJBCRB

PROPERTY LOCATED AT: 29 Mackenzie Avenue, Lincoln, ME 04457

~~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: current owner, public record

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 known

Source of information: Current owner.

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: None

Source of information: Current owner.

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: None

Source of information: Current owner.

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

Comments: None

Source of information: Current owner

Buyer Initials _____

Page 4 of 7

Seller Initials CJB PEB

PROPERTY LOCATED AT: 29 Mackenzie Avenue, Lincoln, ME 04457

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 known

Source of information: Current owner

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 known

Source of information: Current owner, public record

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: Public sewer easement along waterfront, snowmobile trail

Source of information: Public record, deed, current owner

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 _____

Page 5 of 7

Seller Initials CJB

PEB

PROPERTY LOCATED AT: 29 Mackenzie Avenue, Lincoln, ME 04457

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

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: None

Year Principal Structure Built: 1900

What year did Seller acquire property? 2002

Roof: Year Shingles/Other Installed: Metal - 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: Moisture only from dirt floor

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: Current owner, public record, personal observation

Buyer Initials _____ Page 6 of 7 Seller Initials CJB PEB

PROPERTY LOCATED AT: 29 Mackenzie Ave, Lincoln, ME 04457

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.

Connie Jo Bolstridge

09/12/2023

SELLER _____ DATE

Connie J. Bolstridge

Paul E Bolstridge 9-14-23

SELLER _____ DATE

Paul Bolstridge

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



**QUITCLAIM DEED
WITH COVENANT**
(GT02-0824)

CONNIE J. BOLSTRIDGE, f/k/a Connie J. Wheeler, of Lincoln, County of Penobscot, State of Maine, for consideration paid GRANTS to **CONNIE J. BOLSTRIDGE and PAUL BOLSTRIDGE**, husband and wife, both of Lincoln, County of Penobscot, State of Maine, **as joint tenants**, WITH QUITCLAIM COVENANT, the land in Lincoln, County of Penobscot, State of Maine.

A certain lot or parcel of land, together with any buildings and improvements thereon, situate on the southerly side of MacKenzie Avenue, in Lincoln, Penobscot County, State of Maine, bounded and described as follows, to wit:

Commencing at the northeasterly corner of the Bradford lot, so-called; thence southerly along the Bradford lot, so-called, to the corner of land owned at one time by one Nute; thence easterly along line of land owned at one time by said Nute and land of one Chubbuck to Matanawcook Lake; thence northerly along shore of Mattanawcook Lake and the brook leading into said Lake to MacKenzie Avenue; thence westerly along MacKenzie Avenue to the point of beginning. Said parcel being bounded on the north by MacKenzie Avenue; on the east by Mattanawcook Lake and brook; on the South by land formerly owned by Nute and land of Chubbuck; on the west by land of Bradford.

Being the same premises described in the deed from Paul A. Wheeler to Connie J. Wheeler, dated January 7, 1999 and recorded in Book 7364 Page 341, Penobscot County Registry of Deeds.

**DEED FROM WIFE TO WIFE AND HUSBAND FOR NO CONSIDERATION TO
CREATE JOINT TENANCY.**

WITNESS my hand and seal this 26th day of September, 2002.

Signed, Sealed and Delivered
In the Presence of


Connie J. Bolstridge

STATE OF MAINE

COUNTY OF PENOBSCOT, ss

September 26th, 2002

Then personally appeared before me the above named Connie J. Bolstridge and acknowledged the foregoing instrument to be her free act and deed.

Shirley A Porter
Notary Public

SHIRLEY A. PORTER
NOTARY PUBLIC - MAINE
MY COMMISSION EXPIRES 09-20-2005

(Print Name)

No Transfer Tax Paid

PENOBSCOT COUNTY, MAINE

Susan F. Bulley
Register of Deeds



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. Inactive licensees may not practice real estate brokerage.