



Waterfront Home

\$429,900

150 Looks Point Road
Jonesboro, Maine
04648

 United
Country
Real Estate

Lifestyle
Properties
of Maine



Debbie Holmes

REALTOR®

(207) 461-6473

debbie@lifestylepropertiesme.com

Acreage, waterfront, privacy and low maintenance – what more can you ask for? This 1984 Ranch is surrounded by 19.5 acres and offers 1080' on the Chandler River.

A paved drive meanders thru the front of the property and as you turn the corner, the property opens up to the home and surrounding lawn and woods making a peaceful, private setting. The home was built with ease of maintenance in mind. There is a two car attached garage with storage above and direct access to the home. The front door opens into a foyer with a coat closet. Inside the open floorplan displays an eat-in kitchen with range, stove, dishwasher and microwave. In the front is the dining area and living room. The focal point of these two rooms is the large 3 flue brick fireplace – a great addition for those chilly Maine winters.



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

www.lifestylepropertiesofmaine.com

Local Contacts

Police

Washington County Sheriff

Fire

Jonesboro Volunteer Fire Dept

Town Office

23 Station Road

(207) 434-5141

jonesboro.tres@gmail.com

Tax Assessor

Doug Guy

207-263-6824

Code Enforcement

Betsy Fitzgerald

207-255-3127

School District

AOS 96

207-255-6585

Super@aos96.org

Proximity

Shopping

Machias, 8± miles

City

Ellsworth, 49± miles

Airport

Bangor International, 80± miles

Interstate

I395, 76± miles

Hospital

Downtown Community, 9± miles

Boston, MA

310± miles (5± hours)

Off the dining room is a three-season screened sun room. A great place to gather with company for a game of cards, leisurely lunch or just to relax and read a book. The deck off the dining room and sunroom has composite decking making it low maintenance.

Back inside – the first floor is finished off with a laundry room, full bath with both tub and shower, master bedroom and a study/library.

The basement is a walk-out day basement which has been finished off with a family room, two bedrooms, and full bath. The balance of the basement holds the Therma Pride furnace, electric box with transfer switch for the whole house generator, hot water tank and other services AND has plenty of room for a workshop with walk out door to the back yard.

Outside the lawn is surrounded by woods and shrubs and the land gently slopes towards the 1080' of waterfront. There is plenty of space for gardens, lawn games and any number of outside activities.





Jonesboro is a small community in Washington County with a population of approximately 580± people. There is a pre-K through 8th grade school just up the road off from Rt. 1. High School students have a choice of going to either Machias Memorial High School or Washington Academy.



The Chandler River runs thru the town and provides a great place for kayaking, canoeing, and boating – just keep your eyes open for the tide. The river begins its journey from the flowage at Cottontail Hill in Centerville and winds its way along for 24.5 miles to empty into Englishman Bay.

The home is just 13 minutes to Roque Bluffs State Park with its sandy beaches and open ocean views; Jasper Beach with its ocean tumbled stony beach is just 16 minutes away. In between there is Great Cove Golf course. The other golf course – Barren View is just 5 minutes away on Rt. 1.

Property Specifics

Trash Removal
Casella - Mark Wright

Electric Company
Versant

Heating Company
R.H. Foster

Water/Sewer
Private

Internet Provider/Speed
TDS



Area Information

The University of Maine – Machias campus is only 8 miles away. The campus offers a fitness and aquatics center membership or daily fee usage.

The area is also home to over 43,000 acres of public and preserved lands open to the public for hiking, biking, kayaking, canoeing, and other low impact recreational activities. Nearby is the Downeast Sunrise Trails which is an 85-mile trail built along a former rail corridor from Washington Junction in Hancock to Ayers Junction in Pembroke. It has a compact gravel base and is ideal for snowmobiling, ATVing, walking, bicycling, cross-country skiing, and horseback riding.

Washington County is a lot of things. It is the most gorgeous, has the deepest cargo port, the longest coastline including the Bold Coast, the highest tides, and produces the most lobster and clam landings. What Washington County does not have is lots of traffic lights (only three in the whole county), an interstate, a Red Lobster Restaurant, or poisonous snakes. Known as the Sunrise County, Washington County welcomes the first rays of sun to shine on the US each day. With tides averaging between 18 and 22 feet, the bold, salt-sprayed shoreline of Downeast Maine offers deserted beaches, quiet hiking trails, rugged cliffs, and unnamed beauty. Truly one of the last frontiers on the Eastern seaboard, one does not have to go far to enjoy the natural beauty of the area. With 2 cities, 44 towns, and a population of approximately 32,000, Washington County is larger than the states of Delaware and Rhode Island combined. Something for everyone in beautiful Downeast Maine and coastal Washington County!





150 Looks Point Road, Jonesboro

Year Built

1984

Square Foot

2646 sq ft

Bedrooms

Two

Bathrooms

Two

Flooring

Brick | Carpet | Vinyl

Garage

Yes | 2 spaces

LISTING PRICE

Acres 19.5± **\$429,900** Taxes \$3025

Water

Private

Sewer

Private

Roof

Shingle

Heating

Forced Hot Air

Cooling

None

View

Scenic | Trees

Zoning

Shoreland

Road Frontage


Yes | 1065'

Water Frontage

1080' | Chandler River


Jonesboro 19.5 Acres 150 Looks Point Road
Washington County, Maine, 19.5 AC +/-



 Boundary

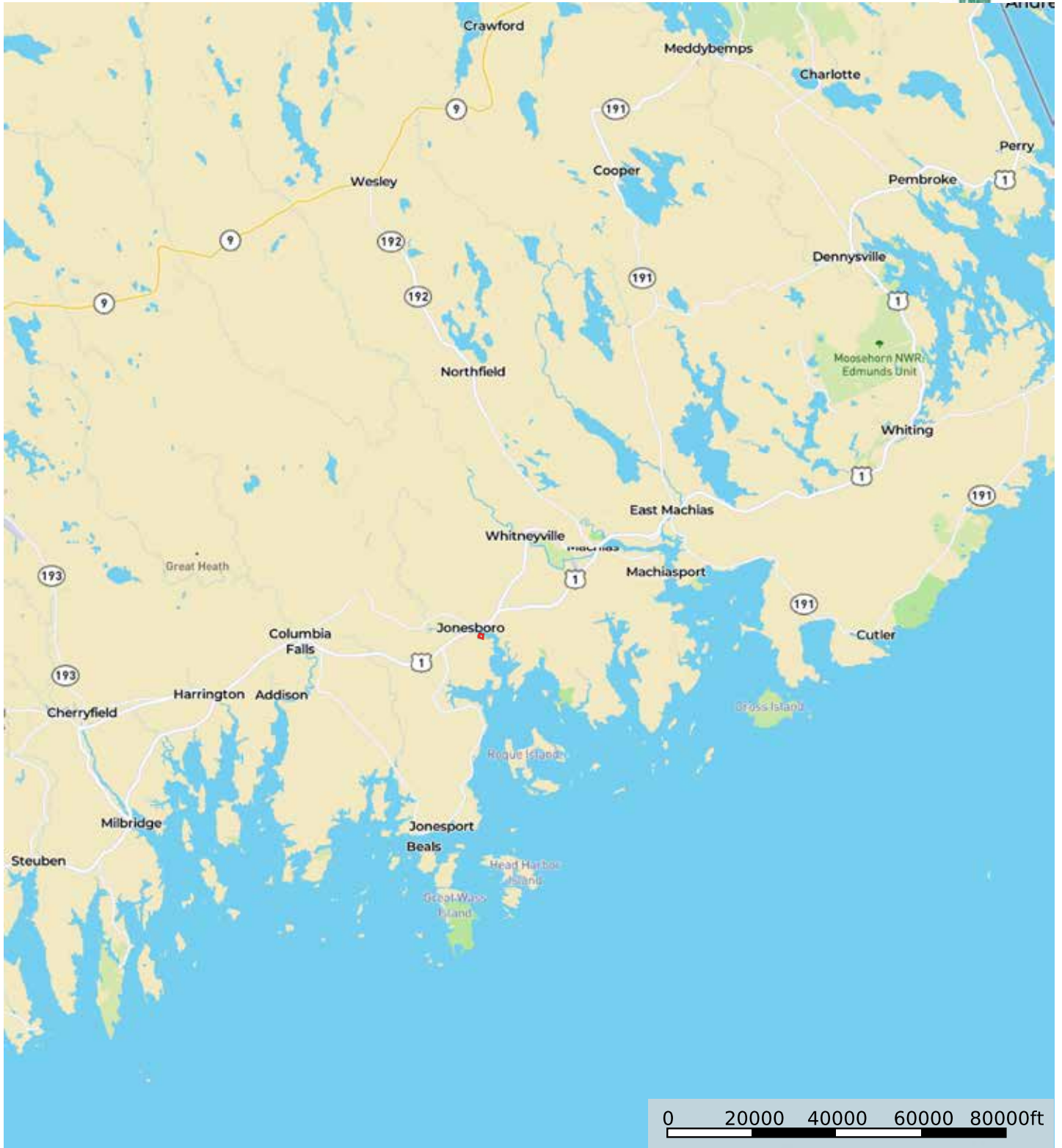
Jonesboro 19.5 Acres 150 Looks Point Road
Washington County, Maine, 19.5 AC +/-




 Boundary

Jonesboro 19.5 Acres 150 Looks Point Road

Washington County, Maine, 19.5 AC +/-



 Boundary



PROPERTY LOCATED AT: 150 Looks Point Road, Jonesboro, Me 04654

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: West Front
Installed by: _____
Date of Installation: 1984
USE: Number of persons currently using system: 1+
Does system supply water for more than one household? Yes No Unknown

Comments: Will update water test.
Source of Section I information: Current owner - Estate -

Buyer Initials _____ Page 1 of 7 Seller Initials SFD

PROPERTY LOCATED AT: 150 Looks Point Road, Jonesboro, Me 04654

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public _____ Unknown

~~IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):~~ Yes No

~~Have you had the sewer line inspected? _____~~

~~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: ^{EAST} ~~side~~ side back of house OR Unknown

Date installed: 07/12/1985 Date last pumped: UNK 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: Never Name of company servicing tank: Mallars

Leach Field: _____ Yes No Unknown

If Yes, Location: behind tank - south of tank ^{EAST}

Date of installation of leach field: ~~05/07/2012~~ 07/12/85 Installed by: see HHE200

Date of last servicing of leach field: Never Company servicing leach field: Mallars

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: Home is estate owners do not have up to date

Source of Section II information: Knowledge of some questions

Buyer Initials _____

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Seller Initials SFD

Chimney(s) been inspected? Yes No Unknown
 Yes, date: _____
 Chimney(s) last cleaned: has not been used in 10+ yrs Yes No Unknown
 or Vent(s): _____ Yes No Unknown
 (s) been inspected? _____ Yes No Unknown
 , date: _____ Yes No Unknown
 Chimney has three flues No Unknown
 on III information: _____ No Unknown

SECTION IV – HAZARDOUS MATERIAL

disclosing that the Seller is making representations contained herein.

UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground
 property? Yes No Unknown
 current use? Yes No Unknown
 how long have they been out of service? Yes No Unknown
 if in use, have tanks been abandoned according to DEP? Yes No Unknown
 which DEP? Yes No Unknown
 Size of tank(s): _____

PROPERTY LOCATED AT: 150 Looks Point Road, Jonesboro, Me 04654

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: none Yes No Unknown

Comments: none

Source of information: owner

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: was ok

If applicable, what remedial steps were taken? _____

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

Are test results available? NO Yes No

Results/Comments: NONE

Source of information: owners - know one was done + results but don't

D. RADON/WATER - Current or previously existing: have records

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: owner

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

Comments: none

Source of information: owner

Buyer Initials _____

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Seller Initials SFD

PROPERTY LOCATED AT: 150 Looks Point Road, Jonesboro, Me 04654

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 House built 1984

Source of information: Town owners

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: None

Source of information: owners

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: 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 Name (if known): _____

Buyer Initials _____

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Seller Initials SFD

PROPERTY LOCATED AT: 150 Looks Point Road, Jonesboro, Me 04654

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, No TV - WAS

Year Principal Structure Built: 1984-85

What year did Seller acquire property? 2022 - estate

Roof: Year Shingles/Other Installed: unknown

Water, moisture or leakage: just around chimney in certain wind to riding rains
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: Very dry Finished basement

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

If Yes, are test results available? Yes No

Comments: none

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: none

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

If Yes, is the survey available? Yes No Unknown

Manufactured Housing - Is the residence a:

Mobile Home Yes No Unknown

Modular Yes No Unknown

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

Comments: none

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

Comments: Retaining wall in back has crack does not affect house structure done.

Source of Section V information: _____

Buyer Initials _____ Page 6 of 7 Seller Initials SFO

PROPERTY LOCATED AT: 150 Looks Point Road, Jonesboro, Me 04654

SECTION VI – ADDITIONAL INFORMATION

~~For~~ Sten porch needs painting.

outside deck now Composition-TREX-Low Maintenance

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.

Stephen F. Dowling PR.
SELLER _____ DATE _____
Estate of Vincent Dowling Stephen F. Dowling PR

SELLER _____ DATE _____

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 _____



09193

WARRANTY DEED

BK 1872 PG 066

EVELYN A. DOWLING, of Jonesboro, Washington County, Maine, for consideration paid, grants to VINCENT L. DOWLING, of Jonesboro, Washington County, Maine, with Warranty Covenants, the following described real estate, situate in Washington County, Maine, as shown on Schedules A, B, and C attached hereto and made a part hereof.

The Grantee's mailing address is: P. O. Box 147, Jonesboro, ME 04648.

Vincent L. Dowling, husband of Evelyn A. Dowling, releases all rights in the above described premises.

WITNESS our hands and seals this 10th day of September, 1993.

NO TRANSFER TAX NECESSARY

[Signature]
Witness

Evelyn A. Dowling
Evelyn A. Dowling

to both
Witness

Vincent L. Dowling
Vincent L. Dowling

State of Maine
Penobscot, ss

September 10, 1993

Personally appeared the above named Evelyn A. Dowling and acknowledged the above instrument to be her free act and deed.

Before me, [Signature]

Typed or Printed Name of Notary: Dana C. Devoe



BK 1872 PG 067

SCHEDULE A

A one half interest in and to:

A certain lot or parcel of land with the buildings thereon situated in Jonesboro, County of Washington, and State of Maine, on the northerly side of Look's Point Road, bounded and described as follows:

Commencing at an iron pipe nineteen (19) feet from the center of the Look's Point road and running thence along the southeasterly line of land of Donald B. Smith, Three Hundred Thirty-two and 6/10ths (332.6) feet on a course of North 50 ° 01' East to an iron pipe marking the northeasterly corner of said Smith lot; thence North 64 ° 10' West Two Hundred Ninety-six and 6/10ths (296.6) feet to an iron rod set in the ground; thence turning and running North 32° 43' East Four Hundred Thirty-five and 5/10ths (435.5) feet to an iron rod at the top of the bank; thence Fifty (50) feet, more or less, to the shore of Chandler River; thence following the shore of Chandler River One Thousand Eighty (1080) feet, more or less, to an iron rod set in the base of a nine (9) inch spruce tree and also on the West line of land of Donald Drisko; thence running South 17° 49' West Nine Hundred Twenty-eight and 6/10ths (928.6) feet to an iron rod set at the side of Look's Point Road; thence turning and running by said Look's Point road in a northwesterly direction One Thousand Sixty-five (1065) feet to the place of beginning. Containing 19.4 acres.

The above described premises are the same premises conveyed to Vincent L. Dowling and Evelyn A. Dowling, as joint tenants, by Warranty deed of Blanche E. Whitney, dated August 9, 1979, recorded in Volume 1067, Page 194.

Courses and distances are taken from a transit survey by Richard M. McKee, Registered Land Surveyor, in January 1979 and all bearings are magnetic. A Plan of this survey will be recorded herewith in the Washington County Registry of Deeds.

Also conveying herewith all rights, easements, privileges and appurtenances now belonging to the granted estate, as intended by Title 33, MRSA 5773.

BK 1872PG068

SCHEDULE B

A one half interest in and to:

A certain lot or parcel of land, together with the buildings thereon, situate at East Machias, Washington County, Maine, and being more particularly bounded and described as follows, to wit:

Begin at a point marked by a stake driven into the ground on the southerly side of the old road leading to High Head, which point is located sixty (60) feet easterly of the northwesterly corner of land conveyed by Roy K. Dennison and Wenona E. Dennison to Eugene A. Mawhinney and Vincent L. Dowling, by deed dated September 1, 1954, recorded in Washington County Registry of Deeds in Volume 516, Page 595; thence easterly along the south side of said road, ninety (90) feet to a point marked by a stake driven into the ground, which point marks the northeasterly corner of said land conveyed by Dennison et ux, to Mawhinney et al; thence along the easterly line of said land conveyed by Dennison, et ux, to Mawhinney et al. in a southeasterly direction, a distance of one hundred fifty-five (155) feet to a point marked by a stake driven in the ground on the shore of Gardiner's Lake at the high water mark; thence westerly along the shore of said lake at the high water mark, seventy-eight (78) feet to a point marked by a stake driven into the ground which stake marks the southeasterly corner of a certain parcel described in deed of Vincent L. Dowling to Eugene A. Mawhinney, dated April 20, 1978 to be recorded in Washington County Registry of Deeds; thence in a general northwest direction a distance of one hundred eighty-seven (187) feet, more or less, to a point marked by a stake driven into the ground on the south side of said High Head Road, and point of beginning.

The above described premises are the same premises conveyed to Vincent L. Dowling and Evelyn L. Dowling, as joint tenants, by Warranty deed of Vincent L. Dowling, dated May 1, 1978, recorded in Volume 1012, Page 94.

ALSO conveying the beach frontage of said lot, together with the right to pass and repass over the road leading to said High Head from the town road.

RESERVING AND EXCEPTING, however, from the above conveyance the right of Eugene A. Mawhinney, and his heirs and assigns, a right of way as presently laid out from High Head road to land of Eugene A. Mawhinney, said right of way to be used in common with the grantee herein, his heirs and assigns.

In the event that the premises herein conveyed are offered for sale to persons not related to the said Vincent L. Dowling, it shall first be offered to the said Eugene A. Mawhinney, or to his heirs or assigns, provided his assigns are members of his immediate family, namely: his wife, children or grandchildren, upon the same terms and for the same price and conditions as offered to any other purchasers. Such an

BK 1872PG069

offer shall be presented to Eugene A. Mawhinney, his heirs or assigns, in writing and must be accepted by the said Eugene A. Mawhinney, his heirs or assigns in writing within ten (10) days of receipt of notice. If the offer is not accepted within ten (10) days, it will be deemed to have been rejected.

Together with all the privileges and appurtenances thereunto belonging.

There is also hereby conveyed my interest in a right of way conveyed by Eugene E. Stoddard and Jennie B. Stoddard to Vincent L. Dowling, Evelyn L. Dowling, Eugene A. Mawhinney, and Anne D. Mawhinney, dated October 14, 1987, Volume 1473, Page 347, which right of way is appurtenant to the premises described herein in Schedule B.

The above described premises are conveyed subject to any easements which may be held by New England Telephone and Telegraph Company or Bangor Hydro-Electric Company which may affect the above described premises.

BK 1872 PG 070

SCHEDULE C

A one half interest in and to:

A certain lot or parcel of land, together with buildings, situated in Jonesboro, County of Washington and State of Maine and being bounded and described as follows:

Starting at a cross chiseled in a blue shale ledge on the West side of Look's Point and proceeding southeasterly six hundred (600) feet, more or less, to an iron bar driven in the ground at the intersection of the line with the northwesterly line of land formerly of the heirs of Eugene Look and that formerly of the heirs of Joel S. Look ; thence southwesterly along said Northwest line of land formerly of the heirs of Eugene Look to the ocean; thence by the ocean westerly and northerly to the point opposite the point of beginning and thence southeasterly to said point of beginning.

The above premises are the same premises conveyed to Evelyn A. Dowling and Vincent Dowling, as joint tenants, by Warranty deed of Harriet M. Look, dated December 30, 1976, recorded in Volume 951, Page 256.

Also including herewith all interest of the Grantors in and to the shore and flats adjacent to the above described property to low water mark.

Also including, in connection with the above described lot, a right of way twenty (20) feet in width as now traveled through land of Mittie Look et als, including the right to maintain utility poles and wires as now located, or if not already located, to be placed in such location as designated by Mittie Look et als.

Also conveying herewith all rights, easements, privileges and appurtenances now belonging to the granted estate, as intended by Title 33, M.R.S.A. §773.

STATE OF MAINE
WASHINGTON CO.
REGISTRY OF DEEDS

Received SEP 13 1993
at 10 H 15 M A M recorded
in Book _____ Page _____
Attest:

Register



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.