



Farmhouse with Views

\$470,000

45 Barrett Road
Sumner, Maine
04292

United
Country
Real Estate

Lifestyle
Properties
of Maine



Rachel Cohn

REALTOR®

(207) 578-4273

rachel@lifestylepropertiesme.com

Privacy and Mountain Views Galore! This antique farmhouse is situated on ±6 acres, offering a tranquil retreat surrounded by nature's beauty. With its four bedrooms, two baths, and a range of desirable features, including first floor bedroom bathroom and laundry. The oldest part of the home once served as the post office for the town of Sumner. With extra rooms to grow – bring your ideas!

Many updates have been made with a focus on retaining all the charm a 1786 farmhouse has to offer. When you step onto the large, enclosed porch, you instantly step into serenity. This bright space is perfect for enjoying your morning coffee or meditation while soaking in exquisite mountain views. The two wood stoves will keep you extra cozy in the colder months, making it possible to enjoy the enclosed porch all year long.



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

www.lifestylepropertiesofmaine.com

Local Contacts

Police

N/A

Fire

633 Main Street

(207) 388-2301

Town Office

633 Main Street

(207) 388 - 2866

info@sumnerme.com

Tax Assessor

Paul Binette

(207) 926-4044

Code Enforcement

Fred Collins

(207) 926-4044

School District

RSU 10

(207) 388-2681

(207) 388-2882

Proximity

Shopping

Lewiston, 28± miles

City

Lewiston, 28± miles

Airport

Portland International, 59± miles

Interstate

Exit #75, 35± miles

Hospital

Stephens Memorial, 91± miles

Boston, MA

160± miles (3± hours)

The open deck provides additional space for outdoor gatherings and enjoying the fresh air and if you love entertaining, a pavilion with electricity is ready to host memorable gatherings with family and friends. There's even an outdoor bathroom, allowing for added convenience when hosting outdoor activities or tending to the land.

The large upper barn offers ample storage space with 8 good sized stalls, a chicken coop, and large tack room and a milking room. The lower barns need TLC so bring your imagination.

Fiber optic high-speed internet is available - so you can work and play!

There is direct trail access from the property making it easy to explore the area. Whether you enjoy hiking, biking, snowmobiling, atv's or horseback riding, and let's not forget the multiple ski resorts nearby including the renowned Sunday River. The year-round opportunities for outdoor adventures are endless.





45 Barnett Road, Sumner

Year Built

1786

Square Foot

2500

Bedrooms

Four

Bathrooms

Two

Flooring

Carpet | Laminate | Vinyl | Wood

Garage

N/A

LISTING PRICE

Acres 6± **\$470,000** Taxes \$TBD

Water

Private

Sewer

Private

Roof

Metal

Heating

Direct Vent

Cooling

N/A

View

Fields | Scenic

Zoning

Unknown

Road Frontage

Yes | 200'

Water Frontage

N/A

45 Barrett Rd Sumner ME 6 ACRES
Oxford County, Maine, 6 AC +/-

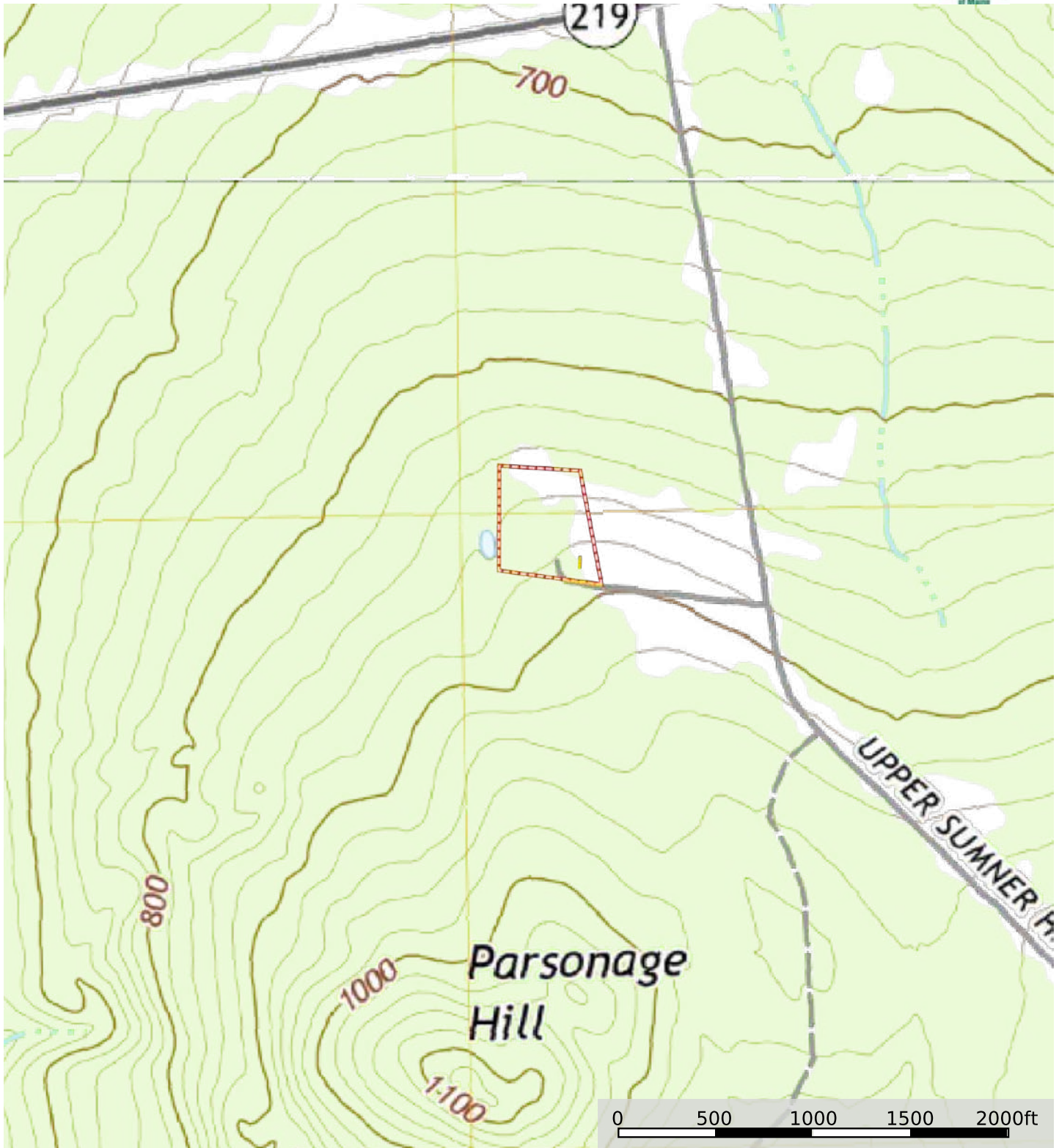


Distance Primary Road Boundary

United Country Lifestyle Properties of Maine
P: 800-286-6164 <https://www.lifestylepropertiesofmaine.com/> 113 West Broadway

id. 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.

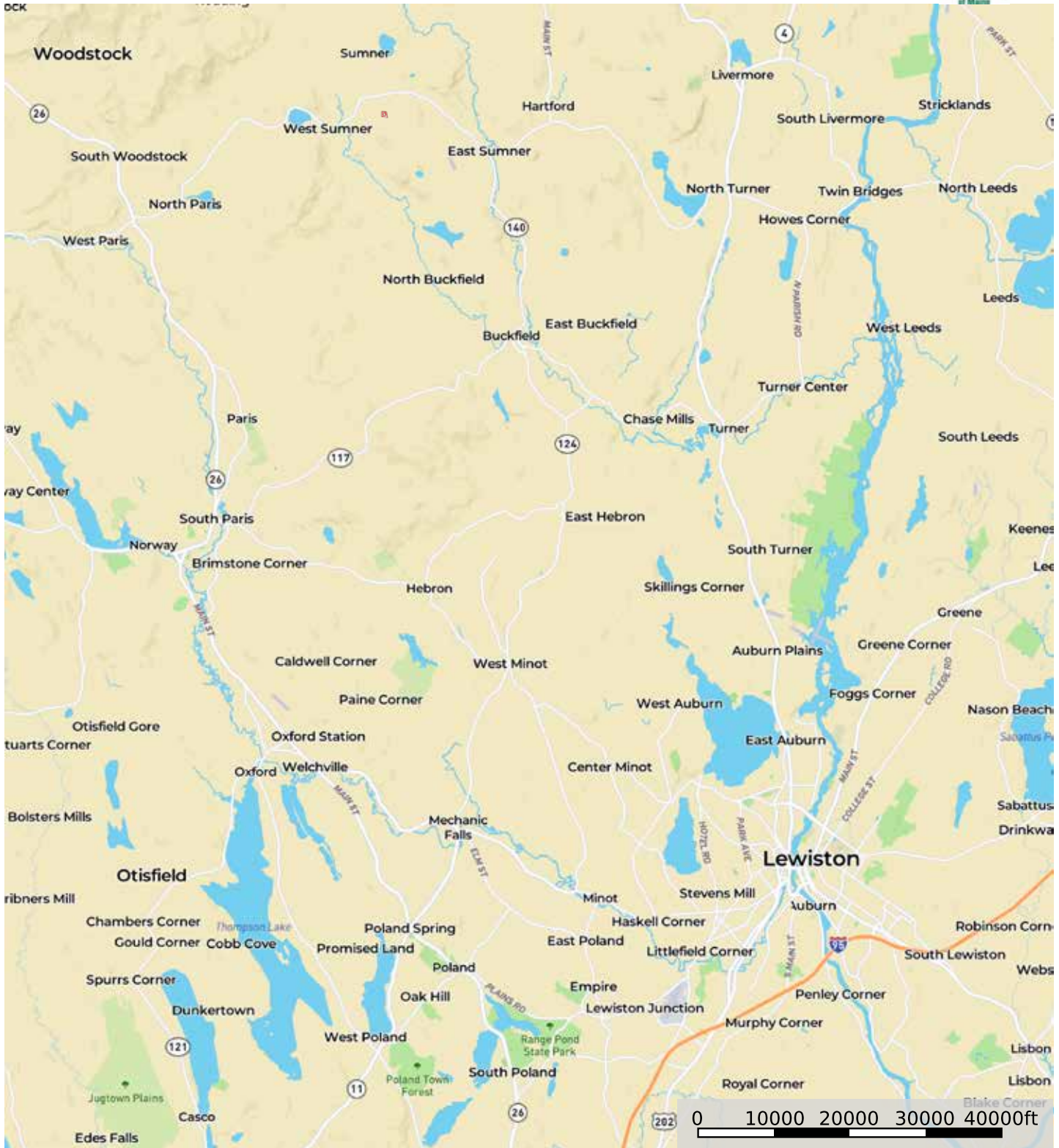
45 Barrett Rd Sumner ME 6 ACRES
Oxford County, Maine, 6 AC +/-



Distance Primary Road Boundary

45 Barrett Rd Sumner ME 6 ACRES

Oxford County, Maine, 6 AC +/-



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Laura B. Falconer, Stephen D. Lewis (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 45 Barrett Rd, Sumner, ME 04292

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.

_____	_____	<u>Laura Falconer</u>	<u>06/02/2023</u>
Buyer	Date	Seller Laura B. Falconer	Date
_____	_____	<u>Stephen Lewis</u>	<u>06/02/2023</u>
Buyer	Date	Seller Stephen D. Lewis	Date
_____	_____	Seller	Date
Buyer	Date	Seller	Date
_____	_____	<u>Rachel Cohn</u>	<u>06/02/2023</u>
Agent	Date	Agent Rachel Cohn	Date

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United Country - Lifestyle Properties of Maine, 154 Maine Ave Suite 7 Bangor ME 04401
Rachel Cohn

Phone: 2075784273 Fax: _____
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com



Steve and Laura

PROPERTY LOCATED AT: **45 Barrett Rd, Sumner, ME 04292**

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: **facing the barn- to the left**

Installed by: **Unknown**
Date of Installation: **unknown**

USE: Number of persons currently using system: **variable 2-8**
Does system supply water for more than one household? Yes No Unknown

Comments: Well currently supplies a small cabin that will not convey with the sale, the cabin will be converted onto another water supply

Source of Section I information: **Sellers**

Buyer Initials _____ Page 1 of 7 Seller Initials **LF** **SL** _____

PROPERTY LOCATED AT: 45 Barrett Rd, Sumner, ME 04292

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: **as per septic report**

Tank Type: Concrete Metal Unknown Other: **as per septic report**

Location: **Visible when looking out the kitchen window - north** OR Unknown

Date installed: **unknown** Date last pumped: **Jan 2023** Name of pumping company: **Doyans**

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: **NA**

Date of last servicing of tank: **Not needed** Name of company servicing tank: **NA**

Leach Field: Yes No Unknown

If Yes, Location: **NA**

Date of installation of leach field: **Unknown** Installed by: **Unknown**

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: **NA**

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: **Septic inspection completed in 2023**

Source of Section II information: **Sellers and Nickerson Septic**

Buyer Initials _____

Seller Initials LF SL

PROPERTY LOCATED AT: 45 Barrett Rd, Sumner, ME 04292

SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)				
Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Rinnai 3	Woodstove kitchen	Woodstove	Electric heat
Age of system(s) or source(s)	2008	unknown	unknown	unknown
Name of company that services system(s) or source(s)	Dead river	none needed	none needed	Bob Pierre-
Date of most recent service call	Jan 2023- filter	NA	05/31/2023	2019
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	600 gallons	not currently used	not currently used	unknown
Malfunction per system(s) or source(s) within past 2 years	None	None	None	None- partially updated
Other pertinent information	None	None	None	2 bath 2 bedroom 1 bonus room

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: 2020
 Date chimney(s) last cleaned: 2020
 Direct/Power Vent(s): Yes No Unknown
 Has vent(s) been inspected? Yes No Unknown
 If Yes, date: Dec 2022

Comments: Chimney cleaned every 2 years when in use - last cleaned in 2020 and not used since.

Source of Section III information: Sellers

SECTION IV – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? Yes No Unknown

~~If Yes, are tanks in current use? Yes No Unknown~~

~~If no longer in use, how long have they been out of service? _____~~

~~If tanks are no longer in use, have tanks been abandoned according to DEP? Yes No Unknown~~

~~Are tanks registered with DEP? Yes No Unknown~~

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

~~Location: _____~~

Buyer Initials _____

Seller Initials LF

SL

PROPERTY LOCATED AT: 45 Barrett Rd, Sumner, ME 04292

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

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

Comments: Sellers have no knowledge of underground storage tanks on the property

Source of information: Sellers

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: NA Yes No Unknown

Comments: Sellers have no knowledge of asbestos

Source of information: Sellers

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: Sellers have no knowledge of radon/air

Source of information: Sellers

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: Sellers have no knowledge of Radon/water

Source of information: Sellers

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

Comments: Sellers have no knowledge of methamphetamines

Source of information: Sellers

Buyer Initials _____

Seller Initials LF

SL

PROPERTY LOCATED AT: 45 Barrett Rd, Sumner, ME 04292

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: The barn has some flaking paint

Source of information: Sellers

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: Sellers

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V — GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: ROW for discontinued town road

Source of information: Seller and 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? NA

Road Association Name (if known): NA

Buyer Initials _____

Seller Initials LF

SL

PROPERTY LOCATED AT: **45 Barrett Rd, Sumner, ME 04292**

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: **Propane tank- dead river**

Year Principal Structure Built: **1786**

What year did Seller acquire property? **1996**

Roof: Year Shingles/Other Installed: **Metal roof 2012**

Water, moisture or leakage: **None**

Comments: **NA**

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: **NA**

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: **NA**

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: **Sellers have no knowledge of hazardous materials caused by insect or animal infestation**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **No known material defects**

Comments: **NA**

Source of Section V information: **Sellers**

Buyer Initials _____

Seller Initials **LF**

SL

010008

BK2358PG312

**WARRANTY DEED
JOINT TENANCY**

Know all persons by these presents,

That, we, GREGORY J. DOMAREKI and MARY G. DOMAREKI, husband and wife, of Skowhegan, Somerset County, State of Maine

in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS

paid by LAURA B. FALCONER and STEPHEN D. LEWIS of West Sumner Village, Sumner, Oxford County, State of Maine

whose mailing address is P.O. Box 59, W. Sumner, ME 04292

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said LAURA B. FALCONER and STEPHEN D. LEWIS as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land, together with the buildings thereon, situated in Sumner, Oxford County, State of Maine, bounded and described as follows:

Beginning at a point on the westerly line of the Sumner Hill Road at a point marked by an iron pin set in the ground at the northeasterly corner of a parcel of land conveyed by Edgar S. Barrett to Fred L. Staples and Emogene H. Staples by deed dated July 8, 1964, and recorded in the Oxford County Registry of Deeds in Book 637, Page 219; thence the line runs in a westerly direction, along the northerly line of said land conveyed to Staples, a distance of two hundred (200) feet, to a point marked by an iron pin set in the ground at the northeasterly corner of land conveyed by said Barrett to said Staples by deed dated May, 1965, recorded in said Registry in Book 638, Page 517; thence the line continues in a westerly direction, along the northerly line of said land conveyed by the last said deed, a distance of one hundred (100) feet to a point marked by an iron pin set in the ground at the northeasterly corner of land conveyed by said Barrett to Richard Marks by deed dated April 29, 1969, and recorded in said Registry in Book 661, Page 257; thence the line continues in a westerly direction, along the northerly line of the last said premises a distance of two hundred (200) feet to a point; thence the line runs in a southerly direction, along the westerly line of said land conveyed to Marks and parallel with said line of the Sumner Hill Road, a distance of two hundred (200) feet to a point in a stone wall which constitutes the dividing line between the Stowe homestead, so-called, and the Barrett homestead, so-called; thence the line runs N 81° W, along said stone wall, a distance of nine hundred forty-three (943) feet to a point marked by a stake and stones at the northwesterly corner of said Stowe homestead lot and the northeasterly corner of a portion of said Stowe homestead lot which was conveyed to Benjamin Billings; thence the line continues to run N 81° W, along a stone wall and wire fence constituting the northerly line of said land conveyed to Billings, a distance of one thousand fifteen (1,015) feet to a point marking the northwesterly corner thereof and the terminus of the third course described in a deed given by said Barrett to Brown-Bradway Box Co. dated November 27, 1963, recorded in said Registry in Book 624, Page 522; thence the line runs in a general northwesterly direction, following a spotted line to a point now or formerly marked by an elm tree on the southerly line of the discontinued road leading from the Pendleton Place to the former Edgar S. Barrett homestead; thence the line runs in a southwesterly direction, along the southeasterly line of said discontinued road, a distance of approximately twelve hundred (1,200) feet to a point in a stone wall constituting the easterly line of the land now or formerly known as the David Andrews Place; thence the line runs N 7°30' E across said discontinued road and along the last said stone wall, wire fence, and spotted line which constitutes the easterly line of said David Andrews Place a distance of two thousand seventy (2070) feet, more or less, to a point marked by a stake and stones which constitutes the northwesterly corner of the land herein conveyed known as the Barrett homestead, the northeasterly corner of the David Andrews Place, the southeasterly corner of a parcel of land now or formerly owned by one Chandler and the southwesterly corner of the land now or formerly owned by one Washburn; thence the line runs S 82°30' E, along a spotted line and stone wall constituting the dividing line between the Barrett homestead place and the Washburn property which is also the dividing line between lots ten (10) and eleven (11) in Range 3 in the Town of Sumner, a distance of three thousand five hundred ten (3,510) feet to the westerly line of said Sumner Hill Road; thence the line runs in a southerly direction, along the westerly line of the Sumner Hill Road, a distance of one thousand five hundred eighty (1,580) feet to the point of beginning.

There is excepted herefrom a right, title, and interest which the Town of Sumner or others may have in said discontinued town road and the right of passage which the public may have in said road and the right of passage which was granted by Barrett to Brown-Bradway Box Company in the aforesaid deed.

LF SL

JAMES & STEVENS
41 CROSS STREET • P.O. BOX 918
SOMERSET, MAINE 04863
TELEPHONE (207) 648-1111

MAINE REAL ESTATE
TRANSFER TAX PAID

BK 2358PG 313

Included in this conveyance is the right to take water by any means from a spring situated in the northerly portion of said premises conveyed to Brown-Bradway Box Company.

This conveyance is made subject to the restriction imposed by said Edgar S. Barrett in the aforesaid deeds to Fred L. Staples and Emagone H. Staples to the effect that no building shall be erected or maintained upon the above premises between said premises conveyed to Staples and said discontinued road within three hundred (300) feet of the Sumner Hill Road.

This conveyance is made subject to a right of way twenty-five (25) feet in width running from the southerly line of said discontinued road in a southerly direction to the so-called Billings lot which right of way was conveyed by Nellie Barrett to Gerald R. Hammond by deed dated November 23, 1973, and recorded in the Oxford County Registry of Deeds in Book 806, Page 193.

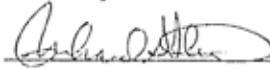
Being the same premises conveyed to the Grantors herein by deed from Archie M. Quarrier and recorded in said Registry in Book 1475, Page 67.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said LAURA B. FALCONER and STEPHEN D. LEWIS as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And We do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, We, the said GREGORY J. DOMAREKI and MARY G. DOMAREKI joining in this deed as Grantors, and relinquishing and conveying all rights in the above described premises, have hereunto set our hands and seals this 16th day of the month of August, A.D., 1996

Signed, Sealed and Delivered in presence of



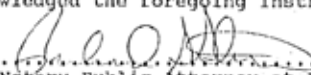

GREGORY J. DOMAREKI




MARY G. DOMAREKI

State of Maine, Somerset County, ss, August 16, 1996

Then personally appeared the above named GREGORY J. DOMAREKI and MARY G. DOMAREKI and acknowledged the foregoing instrument to be their free act and deed.

Before me, .....
Notary Public-Attorney at Law

Printed Name, ..Richard S. Stern.....

FAMES A STERN
65 CROSS STREET - P.O. BOX 88
SMOOTHFIELD, MAINE 04860
TELEPHONE (207) 454-8121

RECEIVED
RECORDED REGISTRY OF DEEDS
96 AUG 19 AM 10:52
OXFORD COUNTY
James C. Rich LF SL



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 United Country Lifestyle Properties of Maine
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.