



Off Grid Cabin

\$119,000

609 Smith Road
Brownville, Maine
04414



Lifestyle
Properties
of Maine



Phil McPhail
REALTOR®
(207) 290-0372
phil2@lifestylepropertiesme.com

Welcome to 609 Smith Road in Brownville, Maine - an off-grid retreat nestled amidst 41 acres of heavily wooded land. If you've ever yearned for a secluded escape in the heart of nature, this may be the property for you. Let's take a closer look at this remote off-grid cabin and its surrounding features that promise an unforgettable north woods experience.

LOCATION

You couldn't ask for a better spot. Brownville, with a population of 1,100, is a quaint community that offers a welcoming and friendly atmosphere. As a 4-season recreation destination, it caters to outdoor enthusiasts all year round.



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

www.lifestylepropertiesofmaine.com

Local Contacts

Police

County Sheriff
(207) 564-3304

Fire

Volunteer Fire
911

Town Office

586 Main Road
(207) 965-2561

Tax Assessor

Lorna Thompson
(207) 965-2561

Code Enforcement

Dan Gilbert
(207) 938-3866

School District

SAD #41
(207) 965-8184

Proximity

Shopping

Milo, 7± miles

City

Bangor, 45± miles

Airport

Bangor International, 45± miles

Interstate

Exit #217, 25± miles

Hospital

Dover-Foxcroft, 21± miles

Boston, MA

254± miles (4.5± hours)

Situated at the center of Maine geographically, the property is close to nearby towns and cities. Just 8 miles away lies Milo, the nearest service town, ensuring essential amenities are never too far away. For those seeking air travel options, Bangor International Airport is approximately 42 miles away, reachable within an hour's drive. Portland, a bustling city known for its coastal charm, is a mere 2 and a half hours away, making it an accessible destination for city getaways. If you're feeling adventurous, the allure of Quebec City, just over 4 hours away, or Boston at 4 hours and 10 minutes, opens up a world of exploration.

CABIN & IMPROVEMENTS

The cozy cabin on this property is 24 by 24 feet with an unfinished second floor and a 5X12 screen porch, providing ample space for your remote living needs. Equipped with a wood stove and brick hearth, it ensures year-round comfort despite the wilderness surroundings. Imagine waking up to the sights and sounds of nature every morning while relishing the warmth of your cabin.





The cabin exterior is T-111 siding, it has a metal roof, and the foundation is wood posts set on concrete pads. The cabin has rain water collection and an outhouse but a well and septic could be added should you want more modern conveniences.

LAND & WATER FEATURES

With 41 acres of surveyed land, this property offers an abundance of opportunities for nature enthusiasts. The mix of hardwood and softwood timber and soils comprised of stoney complex loams, foster an ecosystem rich in flora and fauna. Elevations ranging from 520 to 570 feet offer diverse terrain for exploration, and a clearing around the cabin adds a touch of openness to the otherwise dense forest.



A highlight of this property is the presence of not one but two brooks - Alder Brook, stretching 850 +/- feet, and an additional 300± feet of Abbee Pond outlet. These brooks not only add to the picturesque charm of the land but also serve as water supply sources for the abundant game animals that frequent the area. Moose, deer, fish, and waterfowl flourish around and in these waters.



Recreation & POI

Recreation options in the vicinity abound, with ATV and snowmobile trails easily accessible from the property. A quick ride takes you to Wildwoods Restaurant, a trailside eatery known for its evolving menu, wood-fired pizzas, and full bar, perfect for unwinding after an adventurous day.

For those craving aquatic adventures, Schoodic Lake is a stone's throw away, accessible from the Lakeview Boat Landing. Here, you can indulge in various water-based activities. Fish for lake trout and salmon, try some boating or sailing all while enjoying the view of the lake and Mt Katahdin.

The region is a haven for hunting enthusiasts, with whitetail deer, black bear, moose, and upland birds. The area's proximity to Katahdin Iron Works opens up a world of opportunities, from exploring scenic trails and serene lakes to visiting Gulf Hagas and the famed Appalachian Trail.

In conclusion, 609 Smith Road in Brownville, Maine is an opportunity to own an off-grid escape deep in the woods. With its remote location, bountiful wildlife, and access to outdoor adventures, this property offers a chance to immerse yourself in the peacefulness of the north woods. Whether you seek a quiet retreat or an adrenaline-pumping getaway, this property has it all.





Land Use

Tree Growth Status

No

Forester Name

N/A

Most Recent Harvest

N/A

Timber Type

Mixed

Nearest Mill

Milo

Easement

Access



609 Smith Road, Brownville

Year Built

1995

Square Foot

576±

Bedrooms

One

Bathrooms

N/A

Flooring

Other

Garage

N/A

LISTING PRICE

Acres 41± **\$119,000** Taxes \$1012

Water

None

Sewer

None

Roof

Shingle

Heating

Stove

Cooling

None

View

Scenic | Trees

Zoning

Rural

Road Frontage


Yes | 1163'

Water Frontage

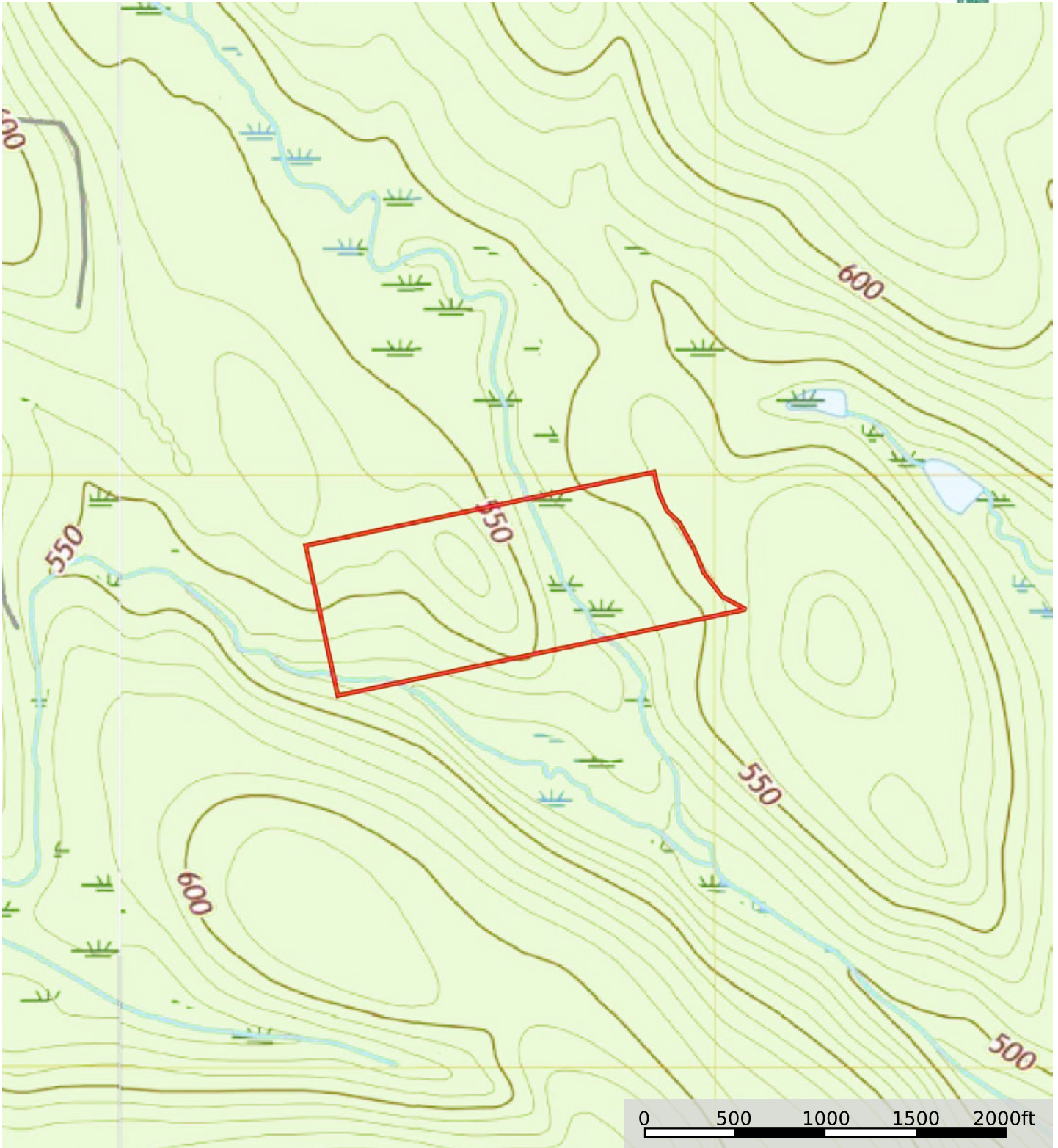
1000' | Alder Brook

Brownville - 609 Smith Road 41 +/- acres
Piscataquis County, Maine, 41 AC +/-



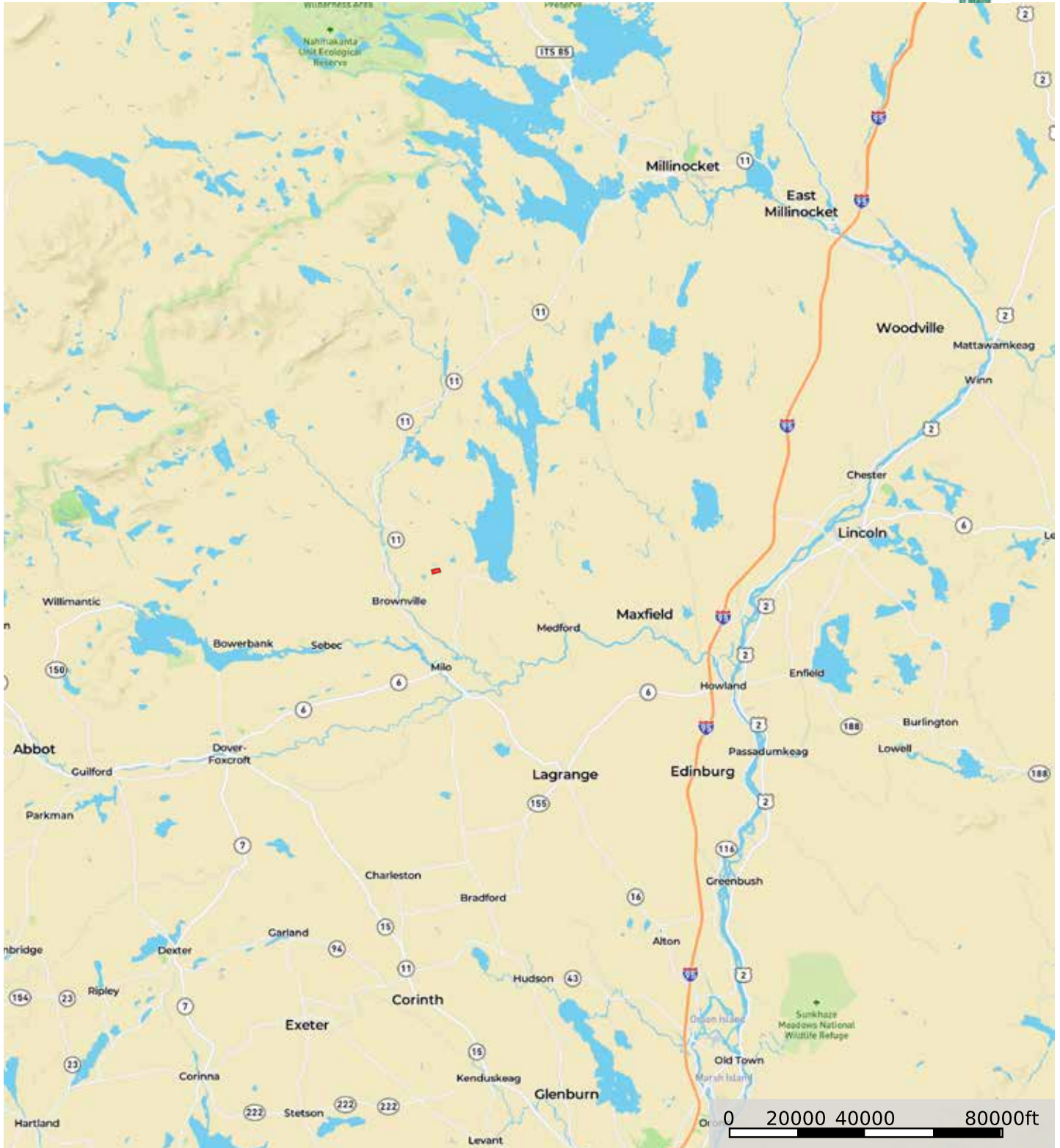
 Boundary

Brownville - 609 Smith Road 41 +/- acres
Piscataquis County, Maine, 41 AC +/-



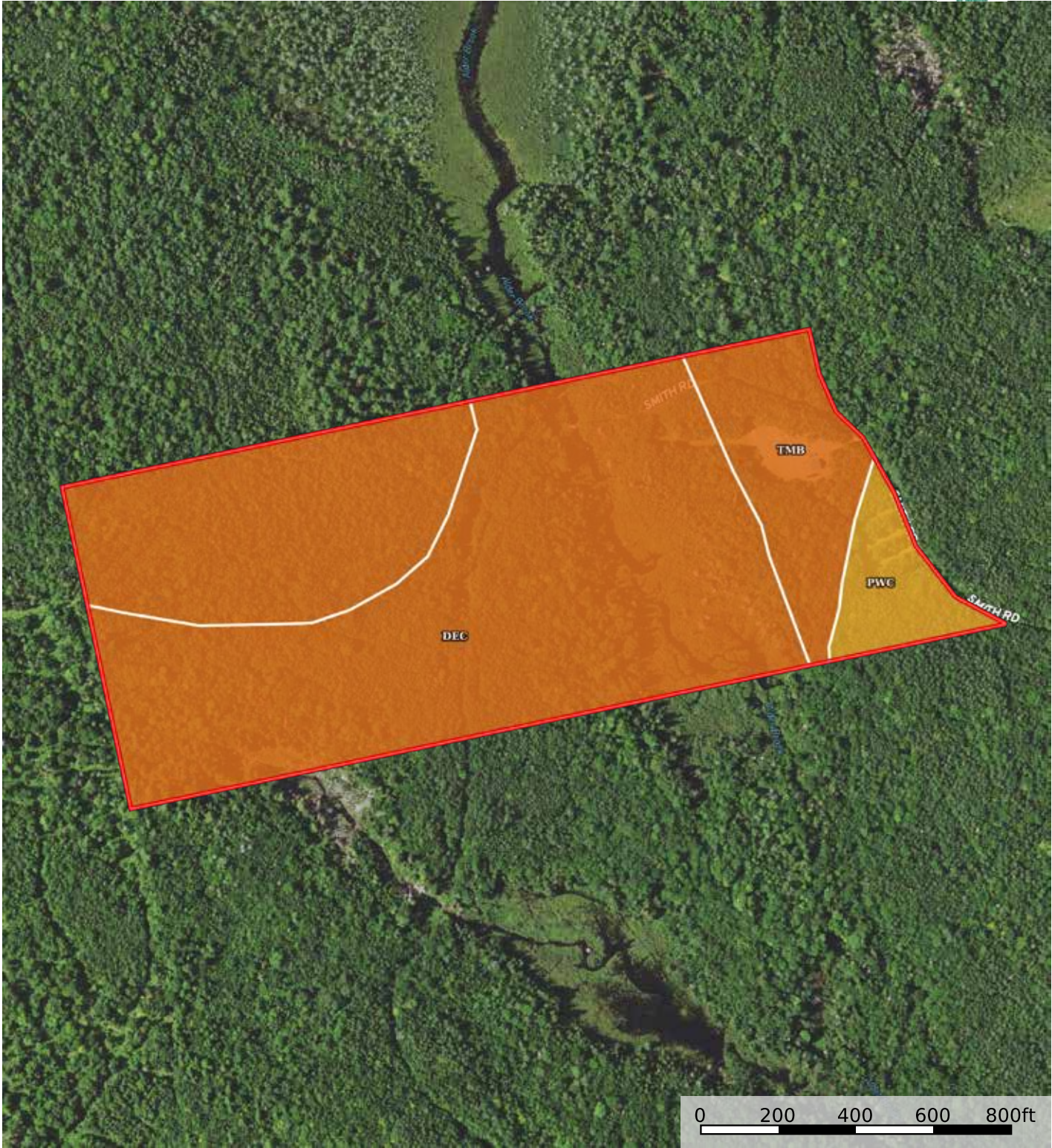
 Boundary


Brownville - 609 Smith Road 41 +/- acres
Piscataquis County, Maine, 41 AC +/-




Boundary

Brownville - 609 Smith Road 41 +/- acres
Piscataquis County, Maine, 41 AC +/-



 Boundary

|  Boundary 40.52 ac

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|----------|-------|-----|-------|------|
| DEC | Danforth-Masardis-Peacham association, 0 to 15 percent slopes, extremely stony | 23.92 | 59.03 | 0 | 24 | 7s |
| TMB | Monarda-Telos complex, 0 to 8 percent slopes, very stony | 14.33 | 35.37 | 0 | 26 | 7s |
| PWC | Plaisted-Howland-Penquis association, 3 to 15 percent slopes, very stony | 2.27 | 5.6 | 0 | 38 | 6s |
| TOTALS | | 40.52(*) | 100% | - | 25.49 | 6.94 |

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



BROWNVILLE
Piscataquis County, ME

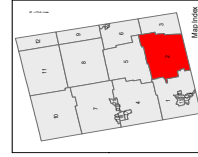


LEGEND

-  PROPERTY LINE
-  EASEMENT/RIGHT-OF-WAY
-  PUBLIC RIGHT-OF-WAY
-  PRIVATE RIGHT-OF-WAY
-  RAILROAD RIGHT-OF-WAY
-  HISTORIC SUBDIVISION LINE
-  PARCEL HOOK
-  21 PARCEL ID NUMBER
-  190 SURVEY DIMENSION (FEET)

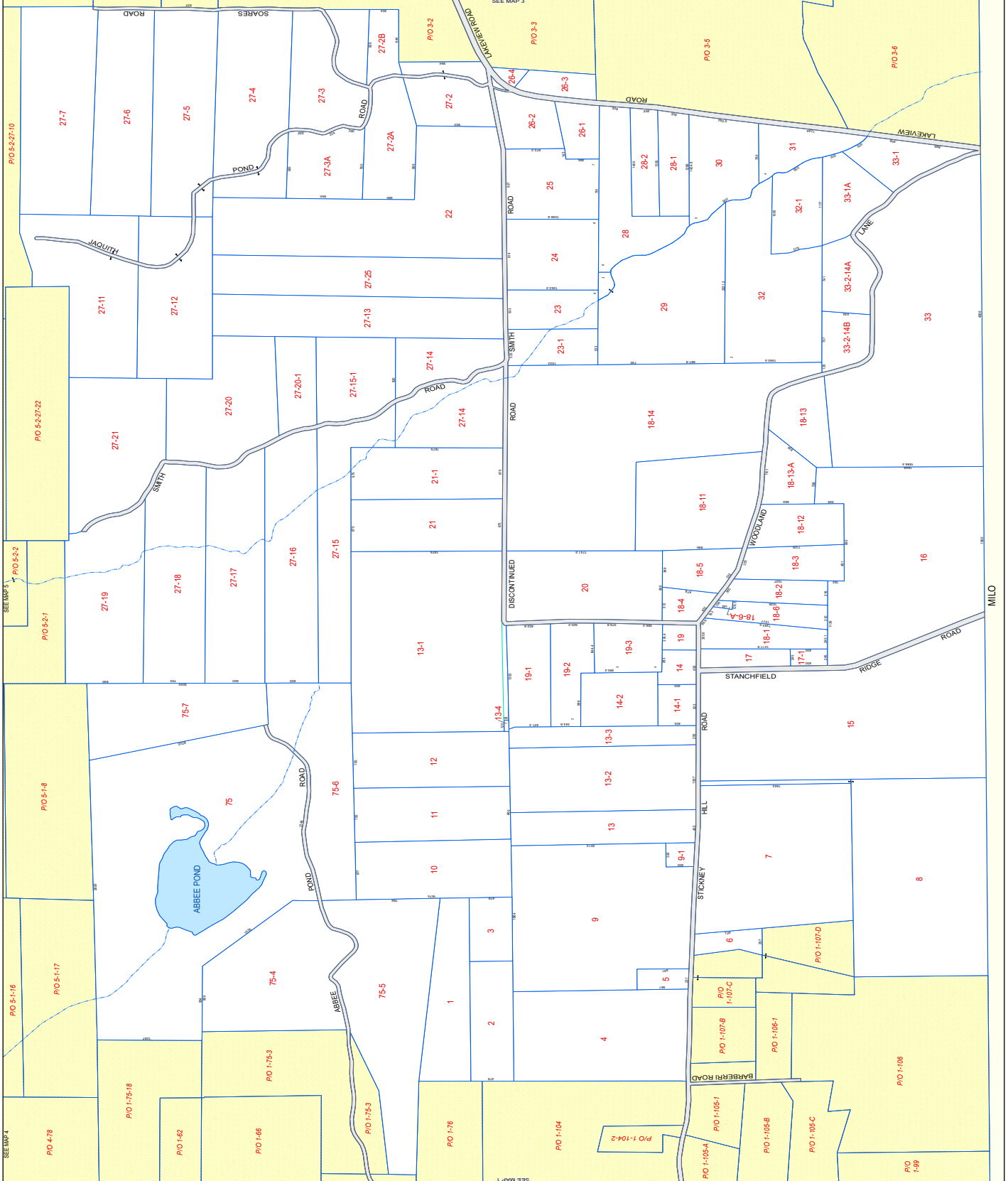
The information on this map is for assessment purposes only. It is not a legal survey, and is not intended to be used for conveyance.

SCALE: 1 in = 500 ft
0 500 1,000



Original map created by J. W. Small Company
Map updated by Lakong Logic, LLC
(August 2020)

Brownville Assessor's Office
586 Main Road
Brownville, Maine 04414
(207) 965-2561

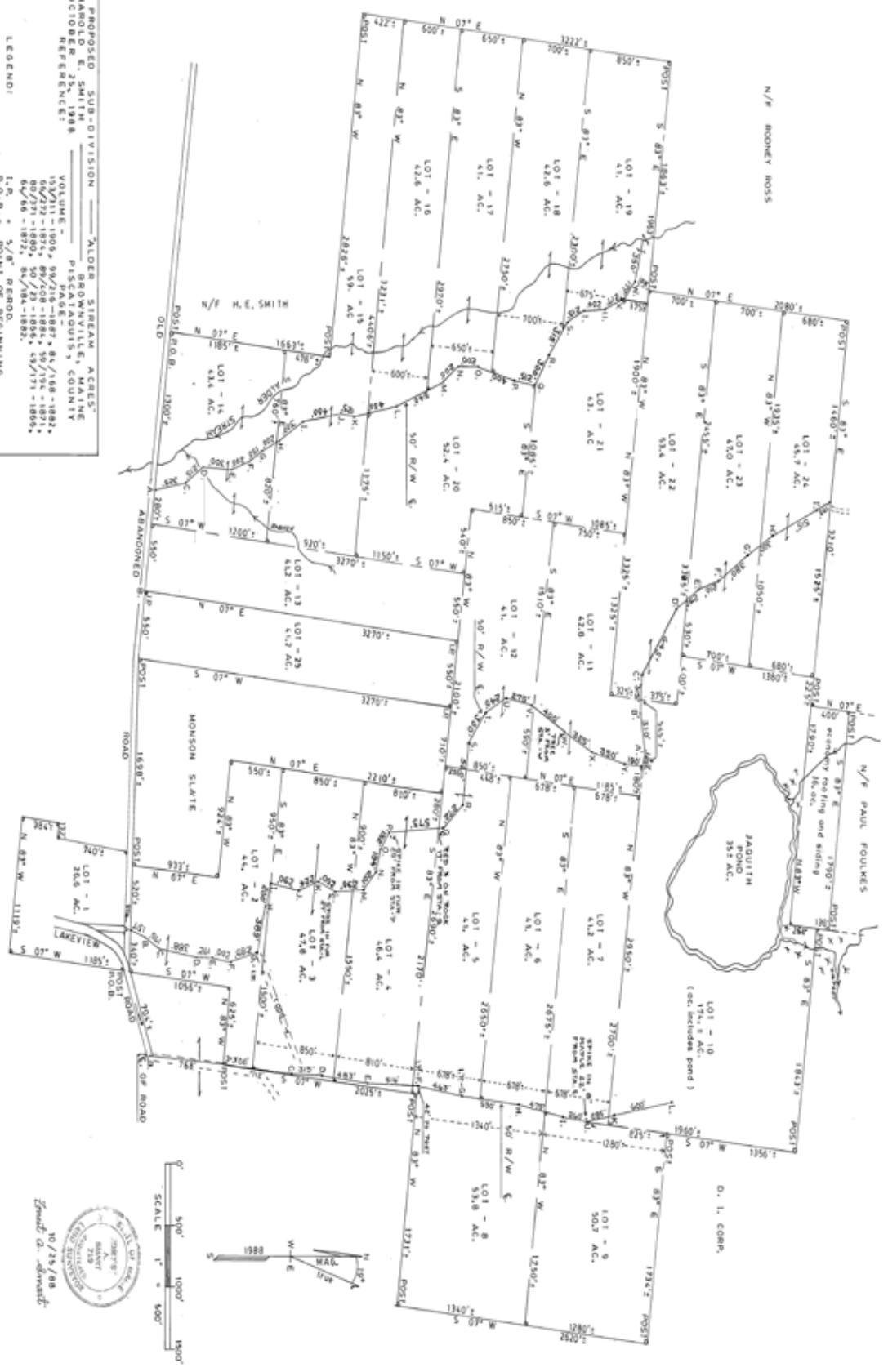


PROPOSED SUB-DIVISION "ALDER STREAM ACRES"
 HAROLD E. SMITH BROWNVILLE, MAINE
 OCTOBER 25, 1988 PISCATAQUIS COUNTY
 REFERENCE:
 13/2/11-1906, 9/2/18-1887, 8/1/68-1882,
 6/2/22-1874, 8/1/58-1884, 5/1/74-1871,
 8/2/61-1872, 8/1/84-1885.
 LEGEND:
 L.R. = 1/8" PERIOD.
 P.O.B. = POINT OF BEGINNING
 S.P.T. = SOIL TEST

TOTAL LOTS - 24 TOTAL ACRES - 123.8
 BROWNVILLE PLANNING BOARD HAS NO OBJECTION ON 10+ ACRES
 PERMETER SURVEY BY: DEAD RIVER COMPANY - 10/13/83
 THREE GRAVEL ROADS SURVEYED BY: F.A. SMART, WITH
 TRANSIT AND TAPE - 10/25/86 FROM TRANSIT STATION
 TO TRANSIT STATION. TRANSIT LINE IS APPROXIMATE
 CENTER LINE OF 50' RIGHT OF WAY.
 INTERIOR LINES AND MARKERS ARE ALL IN AT THIS
 TRANSIT LINES ON ALL THREE ROADS ARE THE CENTER LINE OF A
 50' RIGHT OF WAY TO ALL LOTS. IRON PINS ON EACH LOT ARE SET
 25' FROM THE CENTER LINE OF ROAD. ALL DISTANCES ON THIS PLAN
 ARE FROM THE CENTER LINE OF ROAD.

STATE OF MAINE
 Notary Public
 My Comm. Expires 12/31/97
 I, Harold E. Smith, do hereby certify that the above is a true and correct copy of the original as recorded in the Office of the Secretary of the State of Maine.
 Notary Public
 Registry

ALDER STREAM ACRES SUB-DIVISION
 APPROVED BY: TOWN OF BROWNVILLE PLANNING BOARD.
 DATE: _____
 NAME: _____



PROPERTY LOCATED AT: **609 Smith Road, Brownville, ME 04481**

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 None - no water supply

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: _____

Source of Section I information: **seller**

Buyer Initials _____ Page 1 of 7 Seller Initials RLP DMP _____

PROPERTY LOCATED AT: 609 Smith Road, Brownville, ME 04481

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: **Privy** _____

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: **north of cabin** _____ 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: _____

Source of Section II information: **seller** _____

Buyer Initials _____

Seller Initials *RAP* _____

DMP _____

PROPERTY LOCATED AT: 609 Smith Road, Brownville, ME 04481

| SECTION III — HEATING SYSTEM(S)/HEATING SOURCES(S) | | | | |
|--|------------|----------|----------|----------|
| Heating System(s) or Source(s) | SYSTEM 1 | SYSTEM 2 | SYSTEM 3 | SYSTEM 4 |
| TYPE(S) | wood stove | | | |
| Age of system(s) or source(s) | unknown | | | |
| Name of company that services system(s) or source(s) | n/a | | | |
| Date of most recent service call | N/A | | | |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | N/A | | | |
| Malfunction per system(s) or source(s) within past 2 years | None | | | |
| Other pertinent information | N/A | | | |

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: N/A
 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: _____

Buyer Initials _____ Page 3 of 7 Seller Initials RAP DMP

PROPERTY LOCATED AT: **609 Smith Road, Brownville, ME 04481**

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**

Buyer Initials _____

Seller Initials RAP DMP

PROPERTY LOCATED AT: **609 Smith Road, Brownville, ME 04481**

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: **easement for access, private way**

Source of information: **public record**

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? **owners**

Road Association Name (if known): **none**

Buyer Initials _____

Page 5 of 7

Seller Initials **RAP**

DMP

PROPERTY LOCATED AT: **609 Smith Road, Brownville, ME 04481**

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: **none**

Year Principal Structure Built: **1990's**

What year did Seller acquire property? **2007**

Roof: Year Shingles/Other Installed: **1990's**

Water, moisture or leakage: **None known**

Comments: **n/a**

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: **none** Unknown

Comments: _____

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

If Yes, is the survey available? Yes No Unknown

Manufactured Housing – Is the residence a:

Mobile Home Yes No Unknown

Modular Yes No Unknown

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

Comments: _____

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

Comments: _____

Source of Section V information: **seller**

Buyer Initials _____

Seller Initials **RAP**

DMP



QUIT-CLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, THAT

ROBERT A. PHILLIPS, of 11 Plymouth Street, Middleboro, Massachusetts 02346, for consideration paid, grant to ROBERT A. PHILLIPS and DONNA M. PHILLIPS, husband and wife, both of 11 Plymouth Street, Middleboro, Massachusetts 02346, as joint tenants, with QUITCLAIM COVENANT:

No Transfer Tax Paid

A certain lot or parcel of land, together with any buildings or improvements thereon, situated in Brownville, said County of Piscataquis and State of Maine, specifically being Lot 19 as delineated on a Plan of Lots made by Forrest A. Smart for Harold E. Smith dated October 25, 1988, and recorded in Piscataquis Registry of Deeds, Plan Cabinet I, Map No. 82 on August 21, 1989.

Also conveying as appurtenant to said Lot 19 a right of way at all times and for all purposes, including utility rights, over the fifty (50) foot roadways indicated on said Plan to be used in common with Harold E. Smith, his heirs and assigns, and all others who now have or may in the future require a similar right.

Excepting and reserving the rights of others to use so much of the fifty (50) foot roadways as cross the lot herein conveyed.

Also excepting and reserving unto said Harold E. Smith, his heirs and assigns, two fifty (50) foot rights of way at all times and for all purposes, including utility rights as follows:

- 1) From the westerly terminus of the above-mentioned fifty (50) foot right of way across Alden Stream westerly and northerly approximately three hundred (300) feet to the northerly line of said Lot 19.
- 2) From the northerly line of the first above mentioned fifty (50) foot right of way northerly along the westerly line of Lot 21 to the southerly line of Lot 22.

For Grantor's source of title, reference is hereby made to a warranty deed from Randy E. Noyes and Frances A. Noyes to Robert A. Phillips, dated August 10, 2007, and recorded in the Piscataquis County Registry of Deeds at Book 1862, Page 96.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

This conveyance is made under the provisions of 33 M.R.S. § 159 by the owner thereof to himself and the said Donna M. Phillips, for the purpose of creating an estate in joint tenancy between them.

Subject to all encumbrances, easements, covenants, conditions, and restrictions of record, if any.

WITNESS my hand and seal this 10th day of August in the year of our Lord two thousand and twenty.

Signed, Sealed and Delivered
in presence of

[Signature]
Witness

Robert A. Phillips
Robert A. Phillips

STATE OF MAINE
PISCATAQUIS, ss.

August 10, 2020

Personally appeared the above-named Robert A. Phillips and acknowledged the above instrument to be his free act and deed.

Before me,

[Signature]
Notary Public / Attorney-at-Law
AMANDA D. SICKLES
Notary Public-Maine
My Commission Expires
March 07, 2024
Typed or Printed Name

N.P.
SEAL

C. W. & H. M. HAYES
DOVER-FOXCROFT, MAINE 04426

PISCATAQUIS COUNTY
RECORDED
08/10/2020 12:42:44 PM
LINDA M. SMITH
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 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.