



Riverfront Cabin

\$150,000

00 Off Bellfield Road
Forkstown TWP, Maine
04471



Lifestyle
Properties
of Maine



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

Welcome to a one-of-a-kind remote cabin nestled in the heart of Maine's pristine wilderness. This unique property offers the perfect blend of seclusion and accessibility, making it an ideal retreat for nature enthusiasts and those seeking a tranquil escape. Join us on a tour of this rustic gem, perched high on the banks of a picturesque river, surrounded by the serene beauty of the Maine woods.

Located in the unorganized town of Forkstown or T3 R2 WELS, this cabin is truly off the beaten path. Here, you can experience true seclusion without the need for a challenging 4X4 adventure.



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

www.lifestylepropertiesofmaine.com

Local Contacts

Police

Aroostook County Sheriff
(207) 532-3471

Fire

Maine Forest Service
(207) 441-3817

Town Office

None

Tax Assessor

State of Maine
207-624-5600
prop.tax@maine.gov

Code Enforcement

LUPC - Eastern Office
(207) 399-2176
chris.beyer@maine.gov

School District

None

Proximity

Shopping

Houlton, 22± miles

City

Presque Isle, 63± miles

Airport

Presque Isle, 63± miles

Interstate

Exit #302, 22± miles

Hospital

Houlton, 22± miles

Boston, MA

330± miles (5.5± hours)

You'll find it conveniently situated:

- 23 miles south of Houlton, the nearest service town, approximately a half-hour drive.
- 98 miles from Bangor, just under a 2-hour journey.
- 224 miles from Portland, a 3-hour and 30-minute drive.
- A little over 5 hours from Boston, covering 330 miles

Step inside this traditional Maine woods camp, resting securely on sturdy blocks and rocks. The cabin offers a cozy layout, including:

- A 7 X 12 screened porch for enjoying the sounds of the wilderness.
- A spacious 12 X 16 kitchen and dining area.
- A welcoming 16 X 15 living room with ample space for relaxation.
- Two comfortable bedrooms, measuring 6 X 9 and 9 X 9.
- A versatile 7 X 14 workshop for your creative or practical endeavors.





Additional storage space is provided by two 8X8 sheds, perfect for housing tools and equipment. The property also features a painstakingly constructed post and beam 25 X 30 barn with a standing seam metal roof, adding a rustic charm to the landscape. This newly built barn could have many uses, maybe it would make a great bunkhouse for extra guests.

This property encompasses 1.14 acres of land, offering 200 feet of riverfront beauty. See why this cabin is called the Eagles Nest as you enjoy the elevated vantage point with towering trees and a high bank that provides stunning views of the East Branch of the Mattawamkeag River, a tributary of the Penobscot River System.



Explore the East Branch, which originates 14 miles northeast of the West Branch headwaters. This pristine river flows southward, passing through charming locales such as Smyrna Mills and Oakfield. Known for supporting brook trout and salmon, it also boasts excellent smallmouth bass fishing opportunities. For adventure-seekers, there's paddling with difficulty ranging from flat water up to class IV rapids.



Area Information

The location offers a plethora of outdoor activities, including:

- Moose watching along the riverfront.
- Whitetail deer and grouse hunting in the surrounding woods.
- ATV and snowmobile riding on nearby trails.
- Canoe trips on the river, offering a mix of serene waters and exciting rapids.
- Fishing for trout, salmon and bass in the abundant waters.

This unique Maine retreat is affordably priced and the long term costs of holding are kept down with an annual tax bill of \$390. With 1.14 acres of land, 200 feet of river frontage, a charming cabin, and a sturdy post and beam barn, it's a rare find deep in the woods. Don't miss this opportunity to own your own secluded paradise – call now to schedule a visit and make this serene cabin in the heart of Maine yours.





00 Off Bellfield Road, Forkstown TWP

Year Built

1950's

Square Foot

800

Bedrooms

Two

Bathrooms

None

Flooring

Wood

Garage

No

LISTING PRICE

Acres 1.14± **\$150,000** Taxes \$390.17

Water

Other

Sewer

Other

Roof

Metal

Heating

Wood Stove

Cooling

None

View

Scenic | Trees

Zoning

Shoreland/P-w1

Road Frontage


Yes | 200'

Water Frontage

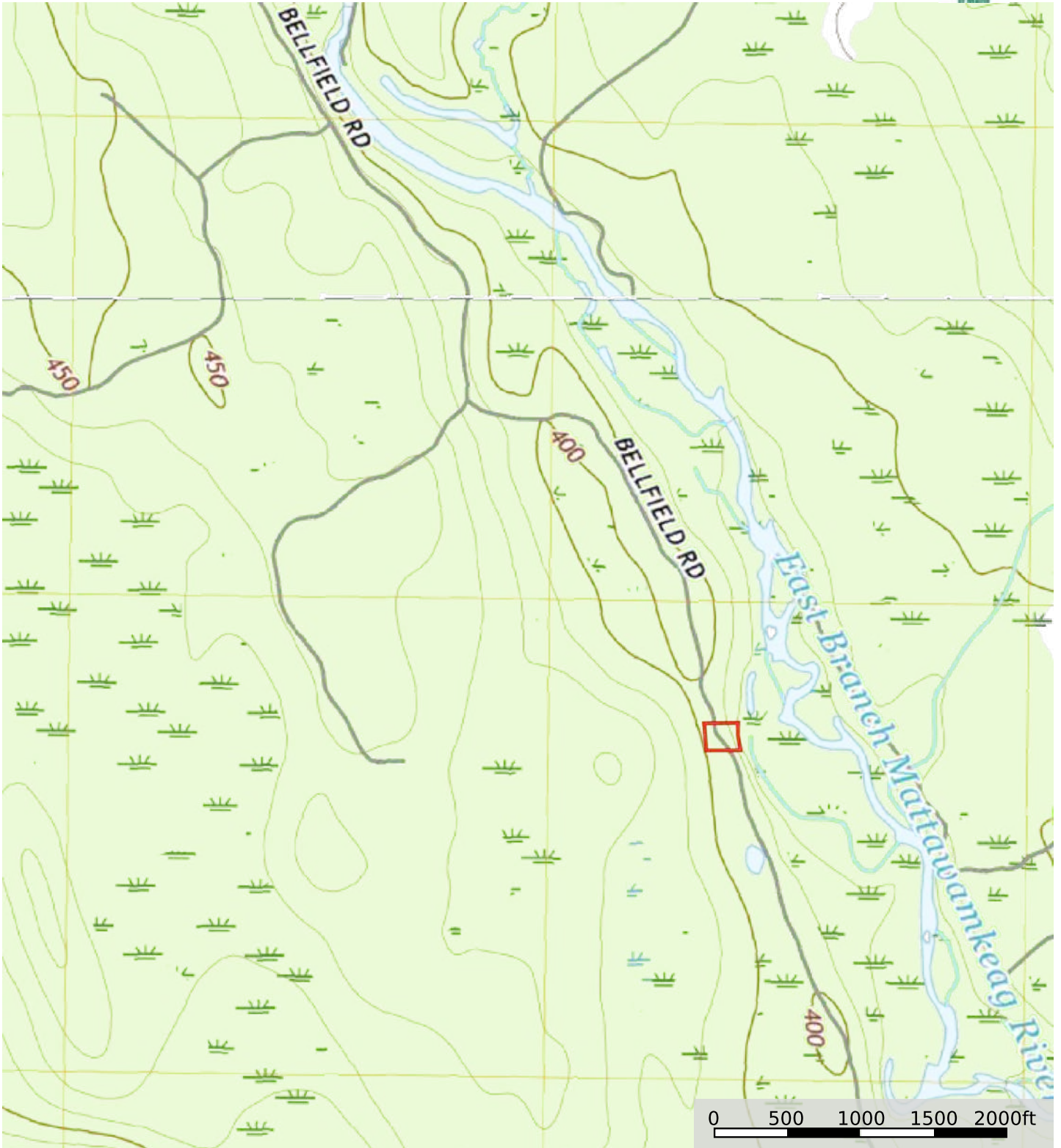
200 | East Branch


Forkstown - Bell Field Rd 1.14 acres
Maine, AC +/-



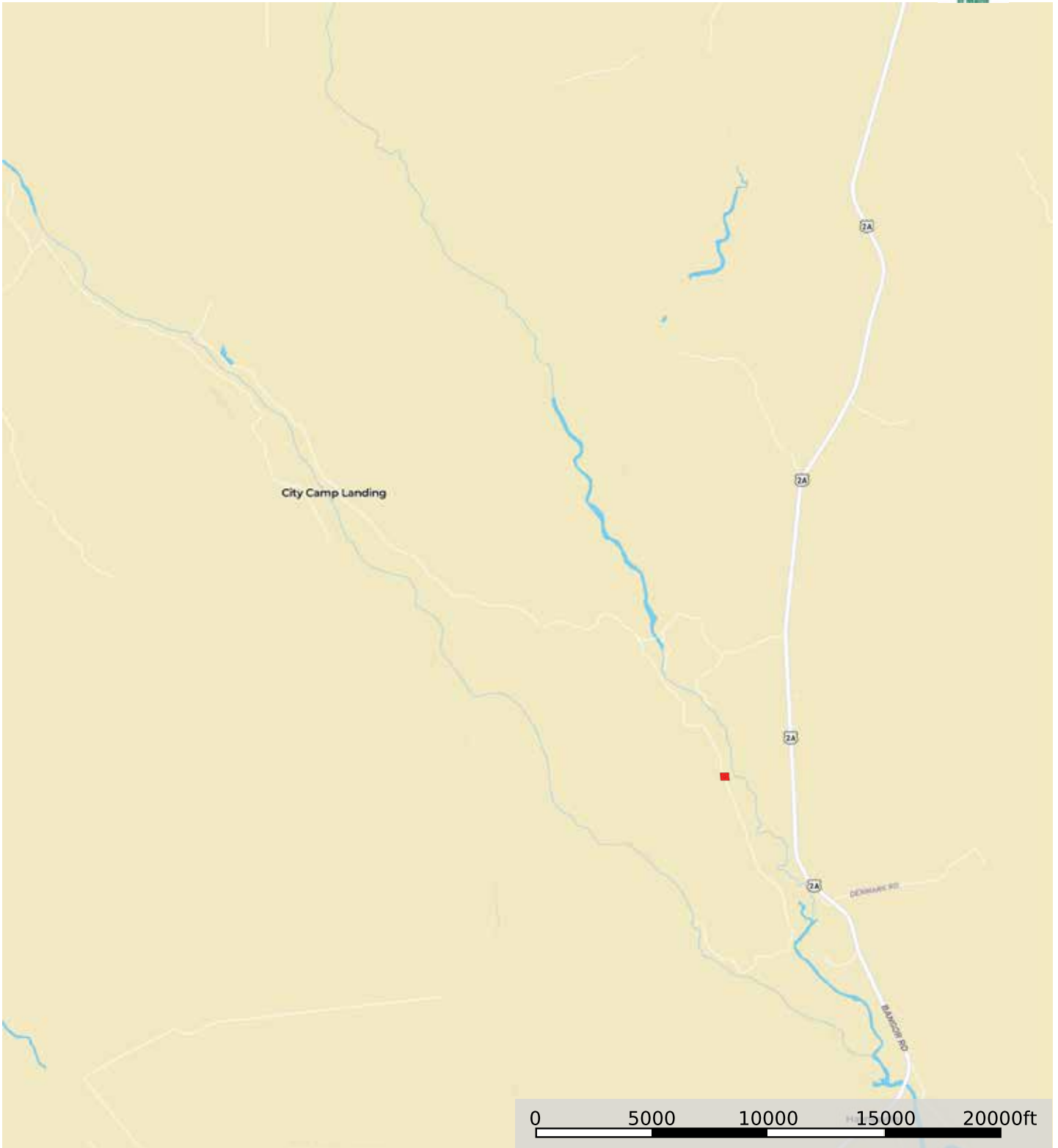
 Boundary

Forkstown - Bell Field Rd 1.14 acres
Maine, AC +/-



 Boundary

Forkstown - Bell Field Rd 1.14 acres
Maine, AC +/-



 Boundary

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Nellie J. Doughty, James F. Doughty (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT Off Bell Fields Road, T3 R2 WELS, ME 04497

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.

_____	Date	<u>Nellie J. Doughty</u>	<u>08/30/2023</u>
Buyer	Date	Seller <u>Nellie J. Doughty</u>	Date
_____	Date	<u>James F. Doughty</u>	<u>08/30/2023</u>
Buyer	Date	Seller <u>James F. Doughty</u>	Date
_____	Date	Seller	Date
Buyer	Date	Seller	Date
_____	Date	<u>Phil McPhail</u>	<u>08/30/2023</u>
Agent	Date	Agent <u>Philip McPhail</u>	Date

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PROPERTY LOCATED AT: Off Bell Fields Road, T3 R2 WELS, ME 04497

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 Spring _____

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: N/A 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? N/A

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: River bank near end of steps

Installed by: owner

Date of Installation: 15 +/- years

USE: Number of persons currently using system: 2

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

Comments: none

Source of Section I information: seller

Buyer Initials _____ Page 1 of 7 Seller Initials ND JD _____

PROPERTY LOCATED AT: Off Bell Fields Road, T3 R2 WELS, ME 04497

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: N/A

Tank Type: Concrete Metal Unknown Other: None

Location: north side of cabin OR Unknown

Date installed: unknown Date last pumped: N/A Name of pumping company: N/A

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: N/A

Date of last servicing of tank: N/A Name of company servicing tank: N/A

Leach Field: Yes No Unknown

If Yes, Location: N/A

Date of installation of leach field: N/A Installed by: N/A

Date of last servicing of leach field: N/A Company servicing leach field: N/A

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: N/A

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: seller

Buyer Initials _____

Page 2 of 7

Seller Initials ND

JD

PROPERTY LOCATED AT: Off Bell Fields Road, T3 R2 WELS, ME 04497

SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)				
Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	2 wood stoves			
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	09/04/2023			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	N/A N/A			
Malfunction per system(s) or source(s) within past 2 years	N/A			
Other pertinent information	N/A 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: N/A
 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: N/A
 Comments: N/A
 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? N/A
 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): N/A Size of tank(s): N/A
 Location: N/A

Buyer Initials _____ Page 3 of 7 Seller Initials ND JD

PROPERTY LOCATED AT: **Off Bell Fields Road, T3 R2 WELS, ME 04497**

What materials are, or were, stored in the tank(s)? N/A

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

Comments: N/A

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: N/A Yes No Unknown

Comments: N/A

Source of information: **seller**

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: N/A By: N/A

Results: N/A

If applicable, what remedial steps were taken? N/A

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

Are test results available? Yes No

Results/Comments: N/A

Source of information: **seller**

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: N/A By: N/A

Results: N/A

If applicable, what remedial steps were taken? N/A

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

Are test results available? Yes No

Results/Comments: N/A

Source of information: **seller**

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: N/A

Source of information: **seller**

Buyer Initials _____

Seller Initials ND

JD

PROPERTY LOCATED AT: Off Bell Fields Road, T3 R2 WELS, ME 04497

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: N/A

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: Yes No

If Yes, describe: N/A

Are you aware of any cracking, peeling or flaking paint? Yes No

Comments: N/A

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: N/A

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: rights of way for access and utilities for seller and others

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? owners

Road Association Name (if known): none

Buyer Initials _____

Seller Initials ND JD

PROPERTY LOCATED AT: **Off Bell Fields Road, T3 R2 WELS, ME 04497**

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: N/A

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: 1950's +/-

What year did Seller acquire property? 2004

Roof: Year Shingles/Other Installed: 16 +/- years

Water, moisture or leakage: ice back up in living room once

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: no foundation under cabin

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

If Yes, are test results available? Yes No

Comments: N/A

Electrical: Fuses Circuit Breaker Other: direct generator hookup Unknown

Comments: N/A

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: occasional evidence of mice

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: N/A

Comments: N/A

Source of Section V information: seller

Buyer Initials _____

Seller Initials ND

JD

PROPERTY LOCATED AT: Off Bell Fields Road, T3 R2 WELS, ME 04497

SECTION VI – ADDITIONAL INFORMATION

N/A

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.

Nellie Doughty 09/04/2023
SELLER DATE

Nellie J. Doughty

SELLER DATE

James Doughty 09/04/2023
SELLER DATE

James F. Doughty

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

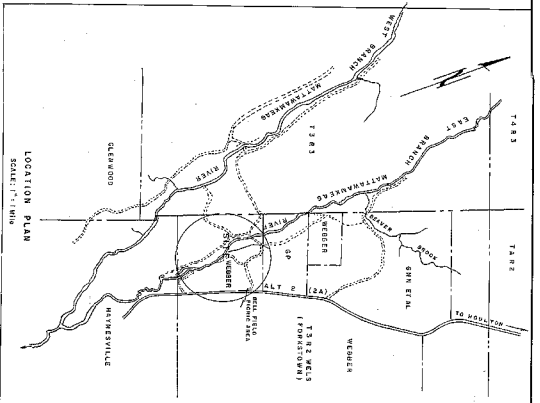
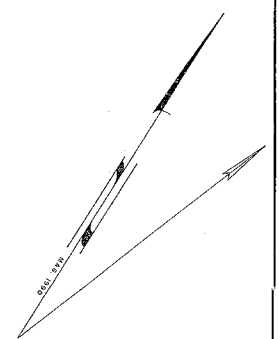
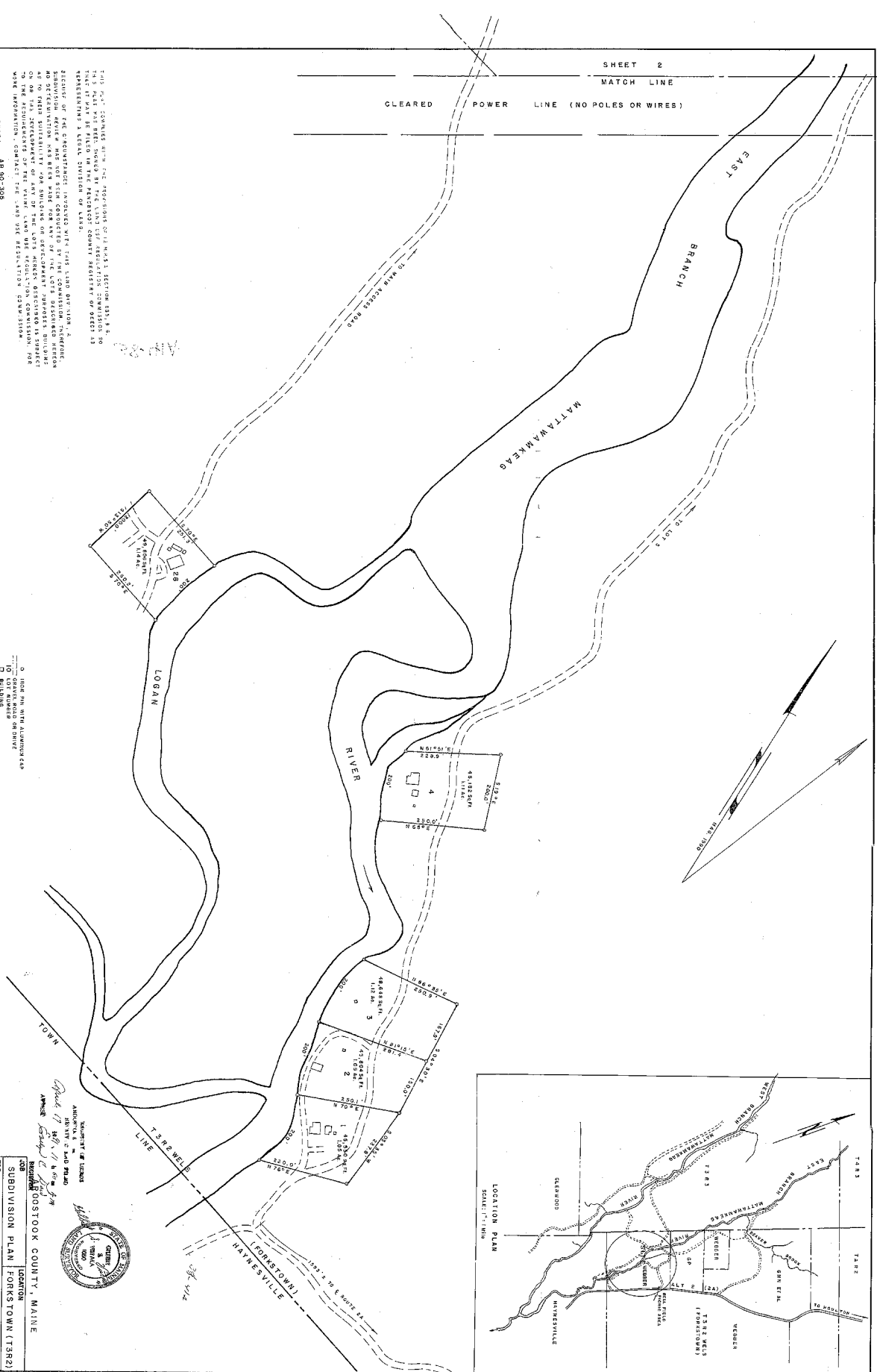
BUYER DATE

BUYER DATE

BUYER DATE



CLEARED POWER LINE (NO POLES OR WIRES)



THIS PLAN, CONTAINING ONLY THE PORTION OF SECTION 133, 3, 5, HAS BEEN FILED WITH THE PLANNING AND ZONING COMMISSION TO TAKE EFFECT AS A CONDITION OF THE PLANNING AND ZONING COMMISSION'S APPROVAL OF THE SUBDIVISION. THE COMMISSION HAS REVIEWED THE PLAN AND HAS DETERMINED THAT IT MEETS THE REQUIREMENTS OF THE PLANNING AND ZONING COMMISSION'S REGULATIONS. THE COMMISSION HAS REVIEWED THE PLAN AND HAS DETERMINED THAT IT MEETS THE REQUIREMENTS OF THE PLANNING AND ZONING COMMISSION'S REGULATIONS. THE COMMISSION HAS REVIEWED THE PLAN AND HAS DETERMINED THAT IT MEETS THE REQUIREMENTS OF THE PLANNING AND ZONING COMMISSION'S REGULATIONS.

DATE: April 22, 2011

DIRECTOR: David B. Powell

FILE REFERENCE: AM 90-208



SUBDIVISION PLAN FOR		FORKSTOWN (1382)	
FOR		WEBBER TIMBERLANDS	
PREPARED BY		PRENTISS & CARROLL MANAGEMENT CO., INC.	
DATE		MARCH 4, 1991	
DRAWN BY		E. C. KELLY	
CHECKED BY		D. W. KELLY	
APPROVED BY		D. W. KELLY	
CONTRACT NO.		SHEET 1 OF 5	
REVISION NO.		N/A	



38-41A

WARRANTY DEED

BARRY J. WADSWORTH, of 280 Burton Road, Linneus, County of Aroostook and State of Maine,
for consideration paid

grants to JAMES F. DOUGHTY and NELLIE J. DOUGHTY, of 419 Mountain Road, Concord, NH
03301, with WARRANTY COVENANTS, as JOINT TENANTS,

A certain piece or parcel of real estate in Township Three (3), Range Two (2),
W.E.L.S. (Forkstown), County of Aroostook and State of Maine, bounded and
described as follows, to wit:

Lot Number Twenty-eighty (28) according to plan and survey of Prentiss and Carlisle
Management Co., Inc. dated March 4, 1991 for Webber Timberlands, Sheet 1 of 5, as
recorded in Plan Book 38, Page 41A in the Southern Aroostook Registry of Deeds.

Also hereby conveying to the Grantee in common with others an easement for right-
of-way and utilities over and along the access roadway as shown on the above plan
from Lot Number Twenty-eight (28) northerly and easterly as said roadway travels to
the main access road, however reserving to the Grantors, their heirs and assigns and
subsequent Grantees the same easement for right-of-way and utilities.

Excepting and reserving to the Grantors, their heirs, assigns and subsequent Grantees
an easement for right-of-way and utilities over said roadway as crosses Lot Number
Twenty-eight (28) shown on said plan.

Excepting and reserving the rights of the public in so much of said Lot Number
Twenty-eight (28) as may be below the historic high water mark of the East Branch of
the Mattawamkeag River as noted on said Plan as "Logan".

Reference may be had to deed to Wayne H. Farrar and Maxine J. Farrar dated
December 3, 1995 and recorded in the Southern Aroostook Registry of Deeds in Vol.
2855, Page 199.

The covenants of this deed do not extend to the land lying below the historic high
water mark of the adjoining river.

Being the same premises conveyed by Warranty Deed dated June 20, 1999 from
Wayne H. Farrar and Maxine J. Farrar to Barry J. Wadsworth and recorded in said
Registry in Vol. 3287, Page 95.

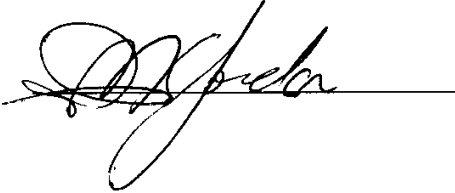
Any and all rights, easements, privileges and appurtenances belonging to the within
granted estate are hereby conveyed.

Suzanne Thanda Nelson

The Grantor hereby certifies that this transfer is for adequate and full consideration in money or monies worth.

IN WITNESS WHEREOF, BARRY J. WADSWORTH has hereunto set his hand and seal this 27th day of September, 2004.

Signed, Sealed and Delivered
in the presence of



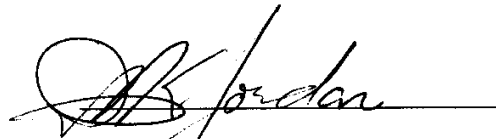

BARRY J. WADSWORTH

STATE OF MAINE
AROOSTOOK, ss

September 27 2004

Personally appeared the above-named BARRY J. WADSWORTH and acknowledged the foregoing instrument to be his free act and deed.


Before me,


Notary Public

PHILIP K. JORDAN, Notary Public
State of Maine
My Commission Expires 9/05/2007

MAINE TRANSFER TAX PAID

RECEIVED AROOSTOOK, SS

ATTEST: 

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.