

Riverfront Camp

\$149,900

M1 L1-2-3-4 Martin Stream Road Newport, Maine 04933



Lifestyle Properties of Maine





Peter McPhail
REALTOR®
(207) 794-4338
peter@lifestylepropertiesme.com

This riverfront off-grid camp on 115± acres nestled in the town of Newport Maine, offers a unique opportunity to own a slice of natural beauty. Newport is a peaceful town with a population of just over 3100 residents. The town's boundaries include the picturesque shoreline of Sebasticook Lake, the largest lake within the limits of a single municipality in the State of Maine.

This property includes an off-grid cabin, a drilled well, and a septic system, all situated on 115± acres of picturesque land. With 1600± feet of river frontage along the East Branch of the Sebasticook River and an additional 1000± feet along Martin Stream, this property is a haven for those seeking solitude and a connection with nature.



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

Local Contacts

Police

Newport Police Dept (207) 368-3263

Fire

Newpor Fire Dept (207) 368-4410

Town Office

23 Water Street (207) 368-4410

Tax Assessor

Town Office (207) 368-4410

Code Enforcement

Town Office (207) 368-3264

School District

Proximity

ShoppingNewport

City Bangor, 27± miles

Airport Bangor International, 30± miles

Interstate
Exit #159, 1± mile

Hosptial Northern Light, 31± miles

Boston, MA 210± miles (3.5± hours) If you're an outdoor enthusiast, this location offers a multitude of possibilities. The topography of the land varies, ranging from approximately 170 feet above sea level in the northern section to 230 feet above sea level in the southern section. The property features a mix of soil types, including the stony Brayton Peacham Complex (45%) and the stony Peru Colonel Tunbridge (30%). Additionally, the northern section of the land, from the access road to Martin Stream and the East Branch of the Sebasticook River, consists of wetlands, providing an ideal habitat for game such as ducks and deer.

The property's location is both serene and convenient, offering a perfect blend of tranquility and accessibility. It's just a 30-minute drive to Bangor and the Bangor International Airport, 1 hour and 15 minutes to the pristine wilderness of Moosehead Lake, and a quick 45-minute trip to the charming town of Belfast. If you're coming from Boston, it's a manageable 3.5-hour drive.



www.landbrothers.com





With 1600± feet on the river and 1000± feet on Martin Stream, this property provides a unique opportunity to embrace the beauty of Maine's natural landscape. Whether you're looking for a serene retreat, a hunting paradise, or a canvas to build your dream cabin, this Newport property has the potential to fulfill your vision. Step into the serene world of Newport, Maine, and seize this opportunity to connect with nature and enjoy the great outdoors on your terms. Your adventure begins here!

Property Specifics

Trash Removal
Off Grid

Electric Company
Off Grid

Heating Company
Off Grid

Water/Sewer
Private

Internet Provider/Speed
Starlink







M1 L1-2-3-4 Martin Stream Road, Newport

Year Built

Square Foot

Bedrooms

Acres 115± \$149,900 Taxes \$2241

Sewer

Roof

Heating

Wood Stove

Cooling

View

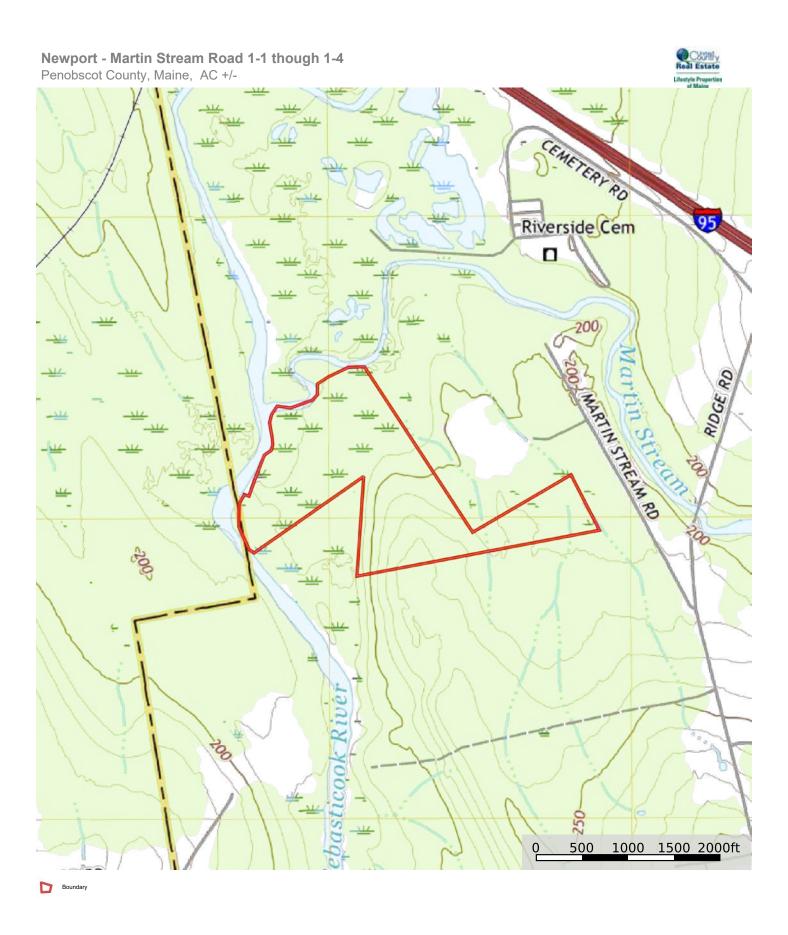
Zoning

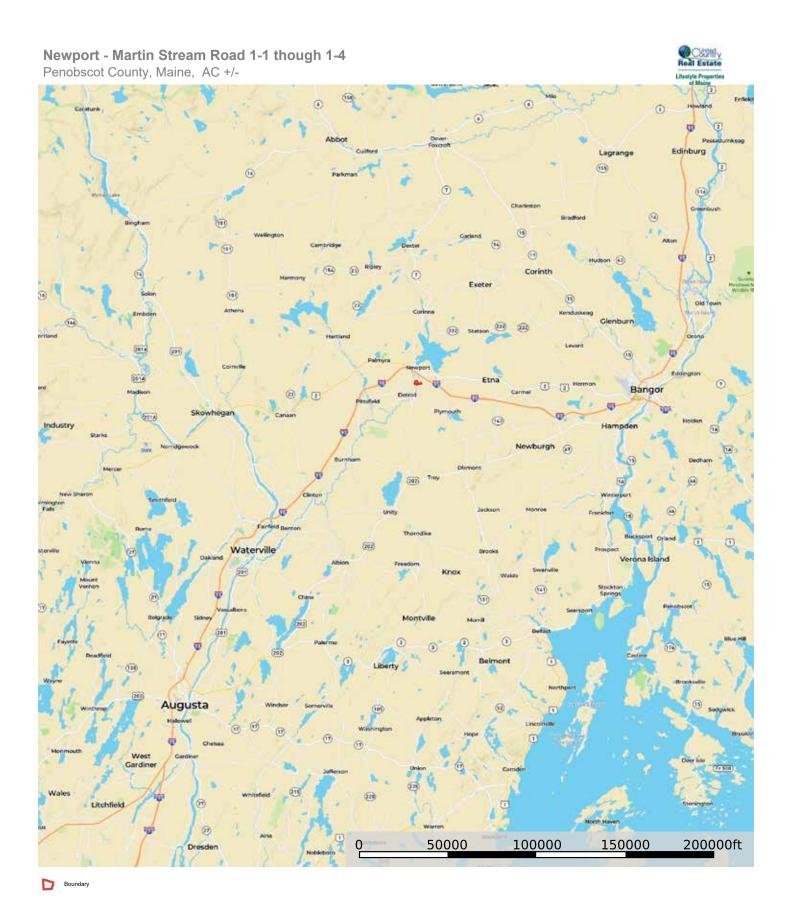
Road Frontage

Water Frontage















| Boundary 84.43 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BPA	Brayton-Peacham complex, 0 to 3 percent slopes, extremely stony	37.54	44.46	0	24	7s
PCC	Peru-Colonel-Tunbridge association, 3 to 15 percent slopes, very stony	25.81	30.57	0	34	6s
CDB	Colonel-Peru-Brayton complex, 0 to 8 percent slopes, very stony	13.7	16.22	0	32	6s
MwA	Medomak-Wonsqueak-Swanville complex, 0 to 3 percent slopes, frequently flooded	7.12	8.43	0	55	6w
W	Water	0.17	0.2	0	-	ı
Mn	Mixed alluvial land	0.09	0.11	0	-	6w
TOTALS		84.43(*)	100%	-	30.89	6.45

^(*) 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.



LEAD PAINT DISCLOSURE/ADDENDUM

ANID			(hereinafter "Selle
AND			(hereinafter "Buye
FOR PROPERTY LOCATED AT	Martin Stream Road Lots	1,2,3,4, Newport, ME	
Said contract is further subject to the	e following terms:		
Lead Warning Statement	t to no wang to mis.		
Every purchaser of any interest in reproperty may present exposure to lead poisoning in young children may quotient, behavioral problems, and any interest in residential real property.	ad from lead-based paint that produce permanent neurold impaired memory. Lead poi erty is required to provide the ller's possession and notify the	thich a residential dwelling was built put may place young children at risk of optical damage, including learning of soning also poses a particular risk to be buyer with any information on lead buyer of any known lead-based parprior to purchase.	developing lead poisoning. Leadisabilities, reduced intelligence pregnant women. The seller ad-based paint hazards from reduced to the seller ad-b
Seller's Disclosure			
(a) Presence of lead-based paint and Known lead-		(check one below): a are present in the housing (explain).	
X Seller has no knowledge of	flead-based paint and/or lead	-based paint hazards in the housing.	
(b) Records and reports available to Seller has provided the Bu hazards in the housing (list	yer with all available record	y): ds and reports pertaining to lead-base	ed paint and/or lead-based pa
X Seller has no reports or reco	ords pertaining to lead-based	paint and/or lead-based paint hazards	s in the housing.
of lead-based paint and/or l	et Protect Your Family from l unity (or mutually agreed upolead-based paint hazards; or	Lead in Your Home. on period) to conduct a risk assessme or inspection for the presence of lea	
Agent's Acknowledgment	of the Seller's obligations und	der 42 U.S.C. 4852(d) and is aware o	of his/her responsibility to ens
Certification of Accuracy	d the information above and	certify, to the best of their knowledg Doni Swanbeng	e, that the information they ha
Buyer	Date	Seller Dori Swanberg	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Agent Peter McPhail	Date

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 SYSTI		onal Unknown
MALFUNCTION	US: Are you aware of or have you experienced (public/private/other) water system?	any malfunctions with the
	Pump (if any):	
	Quantity:	Yes No X Unknown
	Quality:	Yes No X Unknown
	If Yes to any question, please explain in the c	omment section below or with attachment.
WATER TEST:	Have you had the water tested?	Yes X No
	If Yes, Date of most recent test:	Are test results available? Yes No
	To your knowledge, have any test results ever or satisfactory with notation?	r been reported as unsatisfactory
	If Yes, are test results available?	
	What steps were taken to remedy the problem	
IF PRIVATE: (St	rike Section if Not Applicable):	
INSTALLAT	ION: Location: South east of camp	
	Installed by: Unknown	
	Date of Installation: 1988 +-	
USE:	Number of persons currently using system	n: <u>N/A</u>
	Does system supply water for more than	one household? Yes X No Unknown
Comments: <u>Infor</u>	mation is from the best of the sellers knowle	dge. Sold as is.
Source of Section	I information: Information is from the best	of the sellers knowledge. Sold as is.
Buyer Initials	Page 1 of 7	Seller Initials 28
United Country Lifestyle Proper	ties of Maine, 113 W. Broadway Lincoln ME 04457	Phone: 207.794.6164 Fax: 207.794.6666 newport

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	SECTION II –	WASTE WATE	ER DISPOSAL	
TYPE OF SYSTEM: Publi	x Private	Quasi-Pu	blic	Unknown
IF PUBLIC OR QUASI-PUBL Have you had the sewer lin				Yes X No
If Yes, what results:				
Have you experienced any What steps were taken to re	problems such as	line or other mal		
IF PRIVATE (Strike Section if	Not Applicable):			
Tank: X Septic Tank Tank Size: 500 Gallon Tank Type: X Concrete	Holding Ta	nk Cesspool		OR Unknown
Location: West of camps			T	_
Date installed: 1988+-		<u> </u>		
Have you experienced any				
If Yes, give the date and de	scribe the problem	п		
Date of last servicing of tan Leach Field:				
Date of installation of leach		Installed by:	Unknown	
Date of last servicing of lea				
Have you experienced any i	·		_	
If Yes, give the date and de	scribe the problen	n and what steps	were taken to remedy:	
Do you have records of the If Yes, are they available?	-		•	
Is System located in a Shor				s No X Unknown
Comments:				7 2 10 24 0 111111
Source of Section II information	n: Information is	s from the best o	f the sellers knowled	ge. Sold as is.
Buyer Initials		Page 2 of 7	Seller Initials 28	

SEC	TION III – HEATIN	G SYSTEM(S)/HEA	TING SOURCES(S)	
Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
Heating System(s) or Source(s) TYPE(S)	Wood Stove	SISIEWI 2	SISIEWIS	5151EW14
Age of system(s) or source(s)	UNKNOWN			
Name of company that services				
system(s) or source(s)	none			
Date of most recent service call	none			
Annual consumption per system	•			
or source (i.e., gallons, kilowatt hours, cords)	seasonal			
Malfunction per system(s) or				
source(s) within past 2 years	unknown			
Other pertinent information				
Are there fuel supply line	s?		Yes	No X Unknown
Are any buried?			Yes	No X Unknown
Are all sleeved?				No X Unknown
Chimney(s):				No
If Yes, are they lined:			Yes	$oxed{No}$ No $oxed{X}$ Unknown
Is more than one heat source vented through one flue? Yes $\overline{\mathbf{X}}$ Unk				
Had a chimney fire:			Yes	No X Unknown
•				No X Unknown
	mspected:		1 03	THE A CHANGWII
	cleaned:			
Direct/Power Vent(s):			Yes	No X Unknown
, ,				No X Unknown
			105	THE K CHANGWII
Comments:				
Source of Section III info	rmation. Information	is from the best of th	e sellers knowledge.	Sold as is.
				DOIG WD IS
		– HAZARDOUS MA		
The licensee is disclosing		-		
A. UNDERGROUND	STORAGE TANKS	6 - Are there now, or	have there ever bee	n, any underground
storage tanks on the propo	erty?		Yes	No X Unknown
If Yes, are tanks in currer	nt use?		Yes	No X Unknown
If no longer in use, how le	ong have they been ou	t of service?		
If tanks are no longer in u	ise, have tanks been ab	andoned according to	DEP? Yes	No X Unknown
Are tanks registered with				No X Unknown
Age of tank(s):	Siz	ze of tank(s):		
			つ ら	
Buyer Initials		Page 3 of 7	Seller Initials	

PROPERTY LOCATED AT: Martin Stream Road Lots 1,2,3,4, Newport, ME			
What materials are or were stored in the tenk(s)?			
What materials are, or were, stored in the tank(s)?	Yes		Unknown
Have you experienced any problems such as leakage:		No X	Ulikilowii
Comments:	l C-11	•	
Source of information: <u>Information is from the best of the sellers knowled</u> B. ASPECTOS. Is there now on heat there have ashested.	ige. Soid as	18.	
B. ASBESTOS — Is there now or has there been asbestos:		□ NI Tr	TT 1
As insulation on the heating system pipes or duct work?	∐ Yes	□ No X	Unknown
In the ceilings?	∐ Yes	□ No X	Unknown
In the siding?	∐ Yes	□ No X	Unknown
In the roofing shingles?	Yes	□ No X	Unknown
In flooring tiles?	Yes	□ No X	Unknown
Other:	Yes	□ No X	Unknown
Comments:			
Source of information: <u>Information is from the best of the sellers knowld</u>	edge. Sold a	as is.	
C. RADON/AIR - Current or previously existing:			1
Has the property been tested?			Unknown
If Yes: Date:By:			
Results:			
If applicable, what remedial steps were taken?			
Has the property been tested since remedial steps?	Yes	No X	Unknown
Are test results available?	Yes	No No	
Results/Comments:			
Source of information: Information is from the best of the sellers knowled	lge. Sold as	is.	
D. RADON/WATER - Current or previously existing:			
Has the property been tested?	Yes	No X	Unknown
If Yes: Date:By:			
Results:			
If applicable, what remedial steps were taken?			
Has the property been tested since remedial steps?	Yes	No X	Unknown
Are test results available?	Yes	No	
Results/Comments:	_		
Source of information: Information is from the best of the sellers knowled	lge. Sold as	is.	
E. METHAMPHETAMINE - Current or previously existing:	Yes		Unknown
Comments:			
Source of information: Information is from the best of the sellers knowled	lge. Sold as	is.	
	00		
Buyer Initials Page 4 of 7 Seller In	itials DS		

PROPERTY L	LOCATED AT:	Martin Stream	Road Lots	1.2.3.4.	Newport.	ME
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F. LEAD-BASED PAINT/PAINT HAZ constructed prior to 1978)	ARDS — (Note: Lead	-based paint is most co	ommonly found in homes
Is there now or has there ever been lead-back	ased paint and/or lead No Unknown	^	n the property? t possible due to age)
If Yes, describe location and basis for dete	_	X cmme viii (cu	pession une te uge
Do you know of any records/reports pertaining		aint/lead-based paint ha	zards: Yes X No
If Yes, describe:		1	
Are you aware of any cracking, peeling or fl Comments:	laking paint?		Yes
Source of information: Information is from	m the best of the selle	ers knowledge. Sold as	s is.
G. OTHER HAZARDOUS MATERIAI	LS - Current or previou	ısly existing:	
TOXIC MATERIAL:		Yes	No X Unknown
LAND FILL:		Yes	No X Unknown
RADIOACTIVE MATERIAL:		Yes	No X Unknown
Other:			
Is the property subject to or have the bene first refusal, life estates, private wa and PUD's) or restrictive covenants?	V — GENERAL IN efft of any encroachmeays, trails, homeow	FORMATION ents, easements, rightsner associations (in X Yes	of-way, leases, rights of cluding condominiums No Unknown
If Yes, explain: ROW over Martin			
Source of information: <u>Information is</u>	from the best of the s	sellers knowledge. Sol	d as is.
Is access by means of a way owned over which the public has a right to pass? If No, who is responsible for mainte Road Association Name (if known)	nance?	Yes	X No Unknown
Buyer Initials	Page 5 of 7	Seller Initials DS	

PROPERTY LOCATED AT: Martin Stream Road Lots 1,2,3,4, Newport, ME 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 **X** No Unknown If Yes, explain: Is a Forest Management and Harvest Plan available? Yes X No Unknown X No Is house now covered by flood insurance policy (not a determination of flood zone) Yes 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: Year Principal Structure Built: Unkown What year did Seller acquire property? 2000 Roof: Year Shingles/Other Installed: Unkown Water, moisture or leakage: Unknown Comments: Information is from the best of the sellers knowledge. Sold as is. Foundation/Basement: Is there a Sump Pump? Yes Unknown X No No Water, moisture or leakage since you owned the property: Yes **X** Unknown Prior water, moisture or leakage? Yes No **X** Unknown Comments: Information is from the best of the sellers knowledge. Sold as is. Mold: Has the property ever been tested for mold? Yes X No Unknown If Yes, are test results available? No Yes Comments: Electrical: Fuses X Circuit Breaker Other: Unknown Comments: Information is from the best of the sellers knowledge. Sold as is. Has all or a portion of the property been surveyed? Yes X No Unknown If Yes, is the survey available? Yes No Unknown Manufactured Housing – Is the residence a: Mobile Home Yes X No Unknown Modular Yes **X** No Unknown Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure Yes No X Unknown Comments: Information is from the best of the sellers knowledge. Sold as is. KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **Property is in need of repair.** Comments:

Page 6 of 7 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Source of Section V information: Information is from the best of the sellers knowledge. Sold as is.

Buyer Initials

Seller Initials **DS**

	SECTION VI – ADDIT	ONAL INFORMATION				
Information is from the best of the sellers knowledge. Sold as is.						
ATTACHMENTS EXPLAIN INFORMATION IN ANY SE						
Seller shall be responsible ar defects to the Buyer.	nd liable for any failure to	provide known informatio	n regarding known material			
Neither Seller nor any Broker of any sort, whether state, mur electrical or plumbing.	, i	11				
As Sellers, we have provided our knowledge, all systems ar						
Doni Swanbeng	09/14/2023					
SELLER Dori Swanberg	DATE	SELLER	DATE			
SELLER	DATE	SELLER	DATE			
I/We have read and received brochure, and understand that or concerns.	1 2	- T				
BUYER	DATE	BUYER	DATE			
BUYER	DATE	BUYER	DATE			

Page 7 of 7





NOT NOT NOT AN WARRANTY DEED NOT

OFFICIAL OFFICIAL
I, GARY L. SWANBERG, of Dedham, County of Norfolkpand Commonwealth of
Massachusetts (mailing address: 276 Court Street, Dedham, MA 02026), for
Consideration paid, grant to CECILIA A. M. DOHRMANN, also of said Dedham
(mailing address? 250 Court Street, Dedham, MAF02026), with WARRANTY
COVENANTS, a certain of or parcel of land, together with any buildings and
improvements thereon, situated in Newport, County of Penobscot and State of Maine,
further bounded and described in Schedule A attached hereto and made a part hereof.

WITNESS my hand and seal this twenty-second day of September, 2000

Signed, Sealed and Delivered in presence of:

Witness

STATE OF MAINE

PENOBSCOT, ss.

September 22, 2000

Personally appeared the abovenamed, Gary L. Swanberg, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Mary Ellen Pembroke, Notary Public Commission Expires: 04/04/06

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NOT SCHEDULE A O T

A N A certain lot or parcel of land, together with any buildings and improvements thereon, situated in said Newport, more particularly bounded and described as follows:

Beginning at the westerly line of land owned by the Newport Sanitary District where said line intersects the northerly line of a right-of-way leading westerly from the Lunt Road; thence S 54° 27′ 40½ W, three hundred seventy (370) feet, more or less, to a point; thence N 34° 42′ 20½ W and parallel with the westerly line of the said District to the thread of Martin Stream, thence easterly along said stream intersects with the said westerly line of said District; thence S 34° 42′ 20″ E by and along said District's westerly line one thousand seventy (1,070) feet, more or less, to the point of beginning.

Reference should be had to a Quitclaim Deed given by Frederick R. Muier, Jr. to Gary L. Swanberg, dated August 30, 2000, to be recorded at the Penobscot County Registry of Deeds herewith.

Also conveyed herewith is a right of way for all purposes of a way, including utility easements, from the Lunt Road westerly to the above-described lot.

"Maine Real Estate Transfer Tax Paid"

PENOBSCOT COUNTY, MAINE

${\overset{N\ \circ\ T}{\overset{}_{A\ N}}}\quad \text{QUITCLAIM}\ \mathsf{DEED}_{A\ N}^{N\ \circ\ T}$

I, GARY L. SWANBERG, of Dedham, County of Norfolk and Commonwealth of Massachusetts (mailing address: 276 Court Street, Dedham, MA 02026), for consideration paid, grant to GARY L. SWANBERG and Dori L. SWANBERG, both of said Dedham (mailing address: 276 Court Street, Dedham, MA 02026), as joint tenants, certain real estate, together with any buildings and improvements thereon, situated in Newport, County of Penobscot and State of Maine, further bounded and described in Schedule A attached hereto and made a part hereof.

WITNESS my hand and seal this twenty-second day of September, 2000

Signed, Sealed and Delivered in presence of:

Mitnoss

Gary L. Swanberg

STATE OF MAINE

PENOBSCOT, ss.

September 22, 2000

Personally appeared the abovenamed, Gary L. Swanberg, and acknowledged the foregoing instrument to be his free act and deed.

Before me.

Robert E. Cox, Attorney at Law

NOT <u>SCHEDULE A</u>OT AN AN ICIAL OFFICIAL

PARCELI: OFFICIAL

All and the same premises as described as Parcel I in a Quitclaim Deed with Covenant given by Frederick R. Muier, Jr. to Gary L. Swanberg, dated August 30, 2000, to be recorded at the Penobscot County Registry of Deeds Nerewith.

EXCEPTING AND RESERVING herefrom, a certain lot of parcel of land conveyed to Cecilia A. M. Dohrmann by Gary L. Swanberg by Warfarity Deed dated September 22, 2000, to be recorded at said Registry of Deeds herewith.

PARCEL II:

All and the same premises as described as Parcel II in a Quitclaim Deed with Covenant given by Frederick R. Muier, Jr. to Gary L. Swanberg, dated August 30, 2000, to be recorded at the Penobscot County Registry of Deeds herewith.

PARCEL III:

All and the same premises as described in a Quitclaim Deed with Covenant given by Frederick R. Muir, Jr. to Gary L. Swanberg, dated December 27, 1995 and recorded at the Penobscot County Registry of Deeds in Book 6080, Page 313.

No Transfer Tax Paid

PENOBSCOT COUNTY, MAINE

Register of Deeds



Dept. of Professional & Financial Regulation Office of Professional & Occupational Regulation

MAINE REAL ESTATE COMMISSION





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 relation-ship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic ser-

vices required of all licensees listed above:

- $\sqrt{}$ 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.

То Ве	e Completed By Licensee	
This fo	orm was presented on (date)	
To	Name of Buyer(s) or Seller(s)	
by	Licensee's Name	
on be	half 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.