



# Charming Cape

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**\$170,000**

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247 North Road  
Cambridge, Maine  
04923



**Lifestyle  
Properties  
of Maine**



Welcome to your future home in the charming town of Cambridge, Maine. Tucked away in a private location, this lovely 3-bedroom, 1-bath Cape-style house offers the perfect opportunity for downsizing or a first-time homebuyer looking for a peaceful retreat. With a population of about 450 people, Cambridge is a place to get away from it all.

Situated on an .88-acre lot with 250 feet of road frontage, this property boasts an oversized 2-car garage with additional storage space above. The ample yard space provides the perfect canvas for your dream vegetable garden or outdoor activities, offering the ideal balance of open space and privacy.

This home is designed for low-maintenance living, with durable vinyl siding and a metal roof ensuring long-term protection against the elements, making it a wise investment for years to come.



**SCAN THE  
QR CODE TO  
VIEW THE  
FULL PROP-  
ERTY DETAILS  
& VIDEO!**



**Peter McPhail**  
REALTOR®  
(207) 794-4338  
[peter@lifestylepropertiesme.com](mailto:peter@lifestylepropertiesme.com)

## Local Contacts

### **Police**

Somerset County Sheriff  
(207) 474-9591

### **Fire**

Cambridge Fire Dept  
(207) 277-3241

### **Town Office**

202 Ripley Road  
(207) 277-3241  
[clerk@cambridgemaine.com](mailto:clerk@cambridgemaine.com)

### **Tax Assessor**

Town Office

### **Code Enforcement**

Town Office

### **School District**

SAD 4  
9 Campus Drive  
(207) 876-3444



## Proximity

### **Shopping**

Newport, 19± miles

### **City**

Bangor, 47± miles

### **Airport**

Bangor International, 47± miles

### **Interstate**

Exit #157, 19± miles

### **Hospital**

Northern Light, 20± miles

### **Boston, MA**

222± miles (3.5± hours)

As you step inside, you'll find an open and inviting floor plan that seamlessly connects the kitchen and living room area. The kitchen is adorned with warm wood cabinets and laminate countertops, offering both functionality and a touch of rustic charm. The linoleum flooring throughout the space is in excellent condition, ensuring easy cleaning and maintenance.

For your comfort, this home is equipped with a heat pump and a direct vent propane heater to keep you cozy during the Maine winters, making it an efficient and cost-effective choice for heating.

The convenience of a first-floor bathroom and laundry area with tiled floors adds to the practicality of this home, making daily chores a breeze. The master bedroom is also located on the first floor and features beautiful wood floors, giving it a warm and inviting ambiance.

Upstairs, you'll discover two additional bedrooms, providing ample space for family, guests, or even a home office. With a total of 1,116 square feet of living space, this home offers comfort and functionality.





Beyond the confines of your new home, you'll find the beauty of Cambridge, Maine, is that it's located within less than 20 minutes from the Dexter Municipal Golf Course and the serene shores of Lake Wassookeag, offering endless outdoor recreational opportunities.



For your healthcare needs and additional amenities, the town of Dover Foxcroft is just a short 30-minute drive away, where you'll find the local hospital. If you're looking for city amenities, Bangor is about an hour away, providing access to an international airport, fine dining, and major hospitals.

For those seeking a peaceful getaway, the town of Greenville and the pristine waters of Moosehead Lake are just 45 minutes from your doorstep, offering a taste of the great outdoors.



If you occasionally crave the hustle and bustle of a big city, Boston is a manageable 3 hours and 40 minutes away, providing access to urban amenities and cultural attractions while allowing you to return to your tranquil Maine retreat whenever you desire.

In summary, this 3-bedroom, 1-bath Cape-style home in Cambridge, Maine, offers the perfect blend of privacy, convenience, and comfort. With its low-maintenance features, efficient heating, and proximity to various amenities and recreational opportunities, it's a wonderful choice for those looking to downsize or embark on their journey as first-time homeowners. Don't miss the chance to make this charming property your new home in the heart of Maine's natural beauty.







# 247 North Road, Cambridge

## Year Built

2005

## Square Foot

1116

## Bedrooms

Three

## Bathrooms

One

## Flooring

Tile | Vinyl | Wood

## Garage

Yes | 2 Car

LISTING PRICE

Acres .88± \$70,000 Taxes \$1445

## Water

Private

## Sewer

Private

## Roof

Metal

## Heating

Direct Vent | Heat Pump

## Cooling

Heat Pump

## View

Trees | Woods

## Zoning

Residential

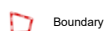
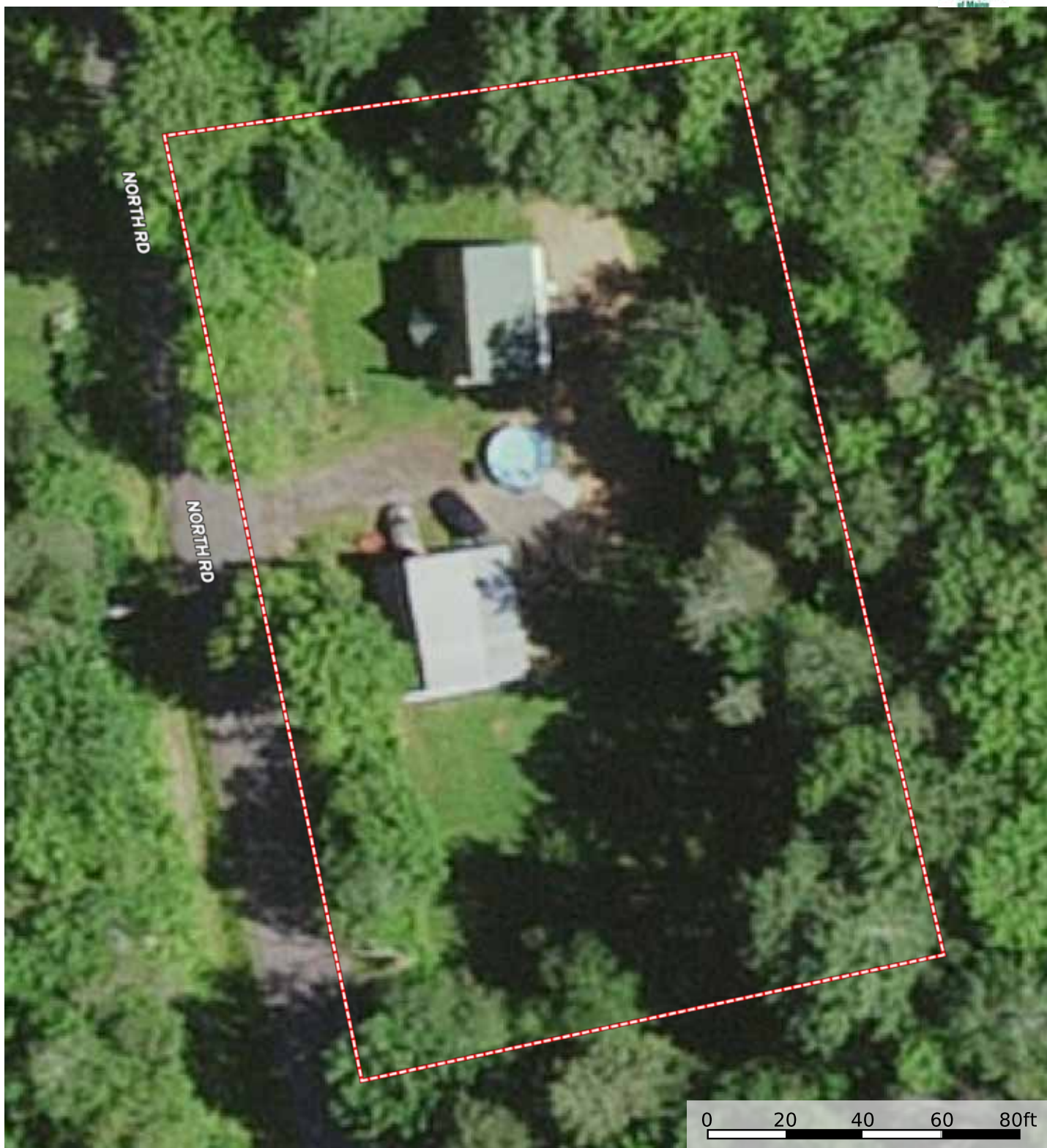
## Road Frontage

Yes | 250'

## Water Frontage

N/A

Cambridge 247 North Rd  
Maine, AC +/-



Boundary

United Country Lifestyle Properties of Maine

P: 800-286-6164

<https://www.lifestylepropertiesofmaine.com/>

113 West Broadway




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.

[www.lifestylepropertiesofmaine.com](https://www.lifestylepropertiesofmaine.com)



Cambridge 247 North Rd  
Maine, AC +/-



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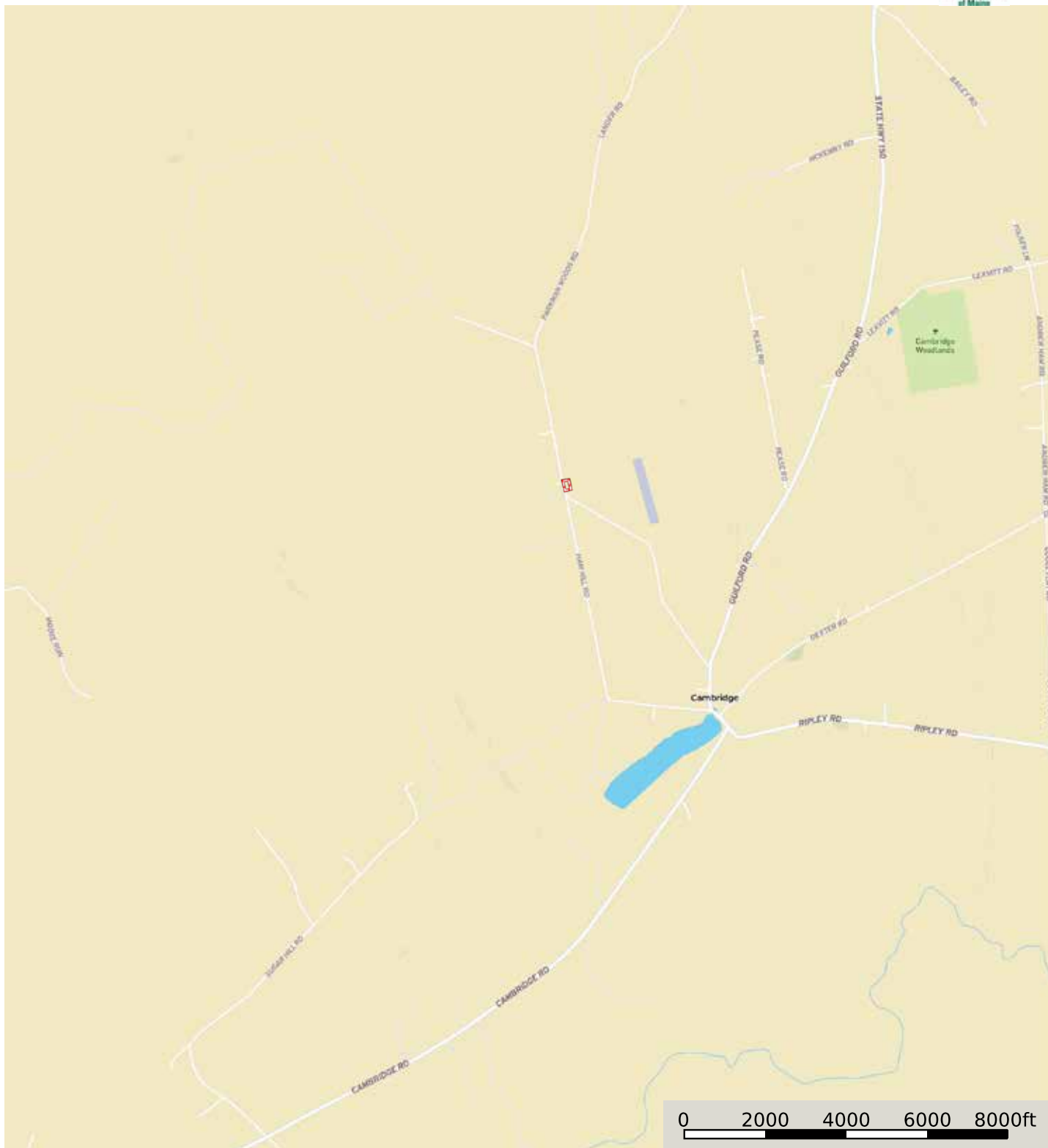



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[www.landbrothers.com](http://www.landbrothers.com)

# Cambridge 247 North Rd

Maine, AC +/-



 Boundary

United Country Lifestyle Properties of Maine

P: 800-286-6164

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113 West Broadway



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## 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: North side of house

Installed by: unknown

Date of Installation: unknown

USE: Number of persons currently using system: 1

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

Comments: none.

Source of Section I information: seller

Buyer Initials \_\_\_\_\_

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Seller Initials \_\_\_\_\_

## 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: \_\_\_\_\_

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: \_\_\_\_\_

Location: owners believes it's on the southeast side of the house. OR ☐ Unknown

Date installed: unknown Date last pumped: 10/17/2023 Name of pumping company: Central Maine Disposal

Have you experienced any malfunctions? ..... ☐ Yes ☒ No

If Yes, give the date and describe the problem: \_\_\_\_\_

Date of last servicing of tank: unknown Name of company servicing tank: n/a

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: agent has checked town and state records and can not find the HHE-200, see note Section VI

Source of Section II information: seller

Buyer Initials \_\_\_\_\_

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Seller Initials \_\_\_\_\_



### SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<b>Rinnai Direct Vent</b>	<b>Heat Pump</b>		
Age of system(s) or source(s)	<b>unknown</b>			
Name of company that services system(s) or source(s)				
Date of most recent service call				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Malfunction per system(s) or source(s) within past 2 years				
Other pertinent information				

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: \_\_\_\_\_

Direct/Power Vent(s): ..... ☒ Yes ☐ No ☐ Unknown

    Has vent(s) been inspected? ..... ☐ Yes ☐ No ☒ Unknown

        If Yes, date: \_\_\_\_\_

Comments: **none.**

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 \_\_\_\_\_

PROPERTY LOCATED AT: **247 North Rd, Cambridge, ME**

What materials are, or were, stored in the tank(s)? **n/a**

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

Comments: **seller is not aware of any.**

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: **seller is not aware of any.**

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: \_\_\_\_\_

**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: \_\_\_\_\_

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

Comments: **none**

Source of information: **seller**

Buyer Initials \_\_\_\_\_

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Seller Initials \_\_\_\_\_



PROPERTY LOCATED AT: 247 North Rd, Cambridge, ME

**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: some on the garage trim.

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: n/a

Source of information: seller

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? n/a

Road Association Name (if known): n/a

Buyer Initials \_\_\_\_\_

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Seller Initials \_\_\_\_\_

PROPERTY LOCATED AT: 247 North Rd, Cambridge, 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 ☐ No ☐ Unknown

If Yes, explain: **Homestead Exemption.**

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: \_\_\_\_\_

Year Principal Structure Built: 2005+-

What year did Seller acquire property? 2023

Roof: Year Shingles/Other Installed: Metal roof 2005

Water, moisture or leakage: none known.

Comments: **seller has never lived in the home.**

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: **seller has never lived in the home**

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

If Yes, are test results available? ..... ☐ Yes ☐ No

Comments: **none.**

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: \_\_\_\_\_ ☐ Unknown

Comments: **none.**

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

If Yes, is the survey available? ..... ☐ Yes ☐ No ☐ Unknown

Manufactured Housing – Is the residence a:

Mobile Home ..... ☐ Yes ☒ No ☐ Unknown

Modular ..... ☐ Yes ☒ No ☐ Unknown

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

Comments: **seller has never lived in the home.**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **seller has never lived in the home.**

Comments: **none**

Source of Section V information: **seller**

Buyer Initials \_\_\_\_\_

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Seller Initials \_\_\_\_\_



**SECTION VI — ADDITIONAL INFORMATION**

According to Central Maine Disposal, the company that pumped out the tank, they said it is a 1000  
gallon concrete septic tank. Buyer should verify with their own source.

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.

\_\_\_\_\_  
SELLER  
DATE  
**Timothy Pease PR Day Estate**

\_\_\_\_\_  
SELLER  
DATE

\_\_\_\_\_  
SELLER  
DATE

\_\_\_\_\_  
SELLER  
DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

\_\_\_\_\_  
BUYER  
DATE

\_\_\_\_\_  
BUYER  
DATE

\_\_\_\_\_  
BUYER  
DATE

\_\_\_\_\_  
BUYER  
DATE



TRANSFER TAX PAID

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That We, **Hugh Landry and Katie**

**Landry**, of 247 North Road, Cambridge, Maine 04923, for consideration paid, GRANT

to **Clifford B. Day** of 287 Sabathday Road, New Gloucester, Maine 04260, with

WARRANTY COVENANTS, the real estate located in **Cambridge**, County of

Somerset, State of Maine, bounded and described as follows:

A certain lot or parcel of land, with any buildings or improvements thereon, situate in Cambridge, County of Somerset, and State of Maine, bounded and described as follows:

"A certain lot or parcel of land situated in said Cambridge, bounded and described as follows: Beginning at an iron post set in the southwesterly corner of land now or formerly of Milton and Dolores Bingham on the easterly line of the Burdin's Corner Road, so-called; thence southerly along the easterly line of said Road two hundred fifty (250) feet, to an iron post; thence easterly in a line parallel with the southerly line of said Bingham land one hundred fifty (150) feet to an iron post; thence northerly in a line parallel with the easterly line of said Road two hundred fifty (250) feet, more or less, to an iron post set in the southeasterly corner of said Bingham land one hundred fifty (150) feet to the point of beginning."

For grantors source of title reference is hereby made to a deed from Charles B. Craig to Hugh Landry and Katie Landry dated March 24, 2006 and recorded in the Somerset County Registry of Deeds in Book 3653, Page 144.

This conveyance is made expressly subject to the real estate taxes assessed against said premises for the current municipal year, which taxes are to be prorated between the parties hereto as of the date of delivery of this deed.

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

WITNESS our hands and seals this 30th day of Sept, 2010.



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 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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.*