



# Rural Fixer-Upper

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**\$105,000**

672 Stage Road  
Etna, Maine  
04434



**Lifestyle  
Properties  
of Maine**



**Carson McPhail**  
REALTOR®  
(207) 290-3816  
[carson@lifestylepropertiesme.com](mailto:carson@lifestylepropertiesme.com)

Situated on a spacious 6.20± acres in the tranquil, rural setting of Etna, Maine, this fixer-upper presents an exciting opportunity for those seeking a personalized home project. Boasting a modest 1080± sqft, this property is priced attractively at \$150k, making it an appealing canvas for potential homeowners looking to infuse their unique style into a residence.

The town of Etna, with its serene surroundings, provides a retreat from the hustle and bustle, yet remains conveniently close to the wide variety of amenities in Bangor and the offerings of Newport. The property features a drilled well, a garage for your projects, and a septic system in place, offering a solid foundation for your renovation endeavors.



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

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

## Local Contacts

### **Police**

State Police  
911

### **Fire**

Etna Volunteer  
(207) 269-2911

### **Town Office**

17 Shadow Lane  
(207) 269-3551  
[townofetna@gmail.com](mailto:townofetna@gmail.com)

### **Tax Assessor**

Town Office  
(207) 269-3551  
[townofetna@gmail.com](mailto:townofetna@gmail.com)

### **Code Enforcement**

Town Office  
(207) 269-3551  
[townofetna@gmail.com](mailto:townofetna@gmail.com)

**School District**  
RSU 19



## Proximity

### Shopping

Newport, 8± miles

### City

Bangor, 22± miles

### Airport

Bangor International, 22± miles

### Interstate

Exit #161, 6± miles

### Hospital

Northern Light, 15± miles

### Boston, MA

216± miles (3.5± hours)

The rural charm of Etna sets the stage for a peaceful, idyllic living experience, with ample acreage to explore and enjoy.

The proximity to Bangor ensures that you're never far from cultural attractions, entertainment, and employment opportunities, while Newport's amenities add to the convenience of daily life. Whether you're a first-time homebuyer with a vision or an experienced renovator seeking a new project, this fixer-upper invites you to turn dreams into reality. Don't miss the chance to shape this rural retreat into your ideal property.





# Area Information

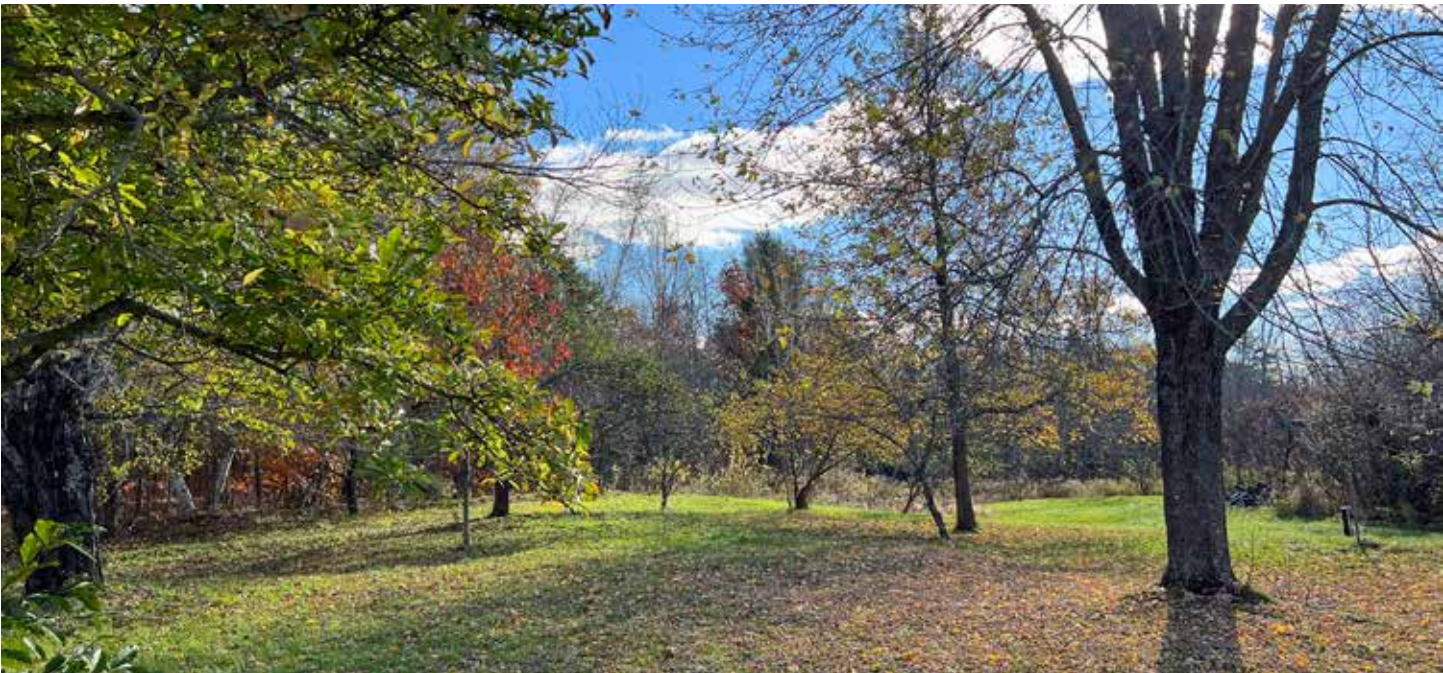
Portage Lake, Maine, is a small town in northern Aroostook County. The population of Portage Lake, according to the 2010 Census, was 391 residents. The town also has a large number of seasonal residents that have camps on Portage Lake. The town of Portage is a stop along the Fish River Scenic Byway; this byway follows Route 11 from Portage to the town of Fort Kent. The views of rolling hills and farm fields, as well as Portage and Eagle Lakes, make this drive one of Maine's most scenic routes.

Portage is a gateway into the North Maine Woods area. Maine's North Maine Woods is a region of over 3.5 million acres of privately owned, commercial wood lands. The region surrounds the Allagash Wilderness Waterway. Within this area you will find trout-filled ponds and streams, more moose than people, and some of Maine's most scenic places. This region is visited by people who make their living in the logging industry, as well as outdoor enthusiasts who recreate in the region. Hunters, fishermen, hikers, and nature photographers all come here.

Portage is about a 45-minute drive to Presque Isle where you will find the University of Maine at Presque Isle, Northern Maine Community College, Northern Light A. R. Gould Hospital as well as restaurants, banks, and more. Presque Isle is Maine's northern most city and commercial center with a population of 9007 from a 2019 Census Bureau estimate. There is a commercial airport in Presque Isle connecting the residents of the area to the rest of the world.







## 672 Stage Road, Etna

### Year Built

1945

### Square Foot

1080

### Bedrooms

Two

### Bathrooms

One

### Flooring

Laminate | Wood | Other

### Garage

Yes | 1 Car

LISTING PRICE

Acres 6.20± **\$105,000** Taxes \$1440

### Water

Private

### Sewer

Private

### Roof

Metal

### Heating

Forced | Heat Pump

### Cooling

None

### View

Rural

### Zoning

Rural

### Road Frontage

Yes | 528'

### Water Frontage

N/A



PROPERTY LOCATED AT: 672 Stage Road, Etna, ME 04434**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: Behind house

Installed by: Unknown

Date of Installation: Unknown

USE: Number of persons currently using system: None

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

Comments: Information provided is to the best of the sellers knowledge. Property is being sold as is.

Source of Section I information: Information provided is to the best of the sellers knowledge. Property is being sold as is.

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

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Seller Initials HW

PROPERTY LOCATED AT: **672 Stage Road, Etna, ME 04434**

## 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: **Unknown** OR ☒ Unknown

Date installed: **1979** Date last pumped: **2017** Name of pumping company: **Nickerson Septic Services**

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: **unknown**

Leach Field: ..... ☐ Yes ☐ No ☒ Unknown

If Yes, Location: **Right side of the house**

Date of installation of leach field: **1979** Installed by: **unknown**

Date of last servicing of leach field: **unknown** Company servicing leach field: **unknown**

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

If Yes, give the date and describe the problem and what steps were taken to remedy: **unknown**

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: **Information provided is to the best of the sellers knowledge. Property is being sold as is.**

Source of Section II information: **Information provided is to the best of the sellers knowledge. Property is being sold as is.**

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Seller Initials **JW**



PROPERTY LOCATED AT: 672 Stage Road, Etna, ME 04434**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>Heat Pump</b> | <b>FHA</b>     |          |          |
| Age of system(s) or source(s)  | <b>2020</b>      | <b>Unknown</b> |          |          |
| Name of company that services system(s) or source(s)                           | <b>Unknown</b>   | <b>Unknown</b> |          |          |
| Date of most recent service call   | <b>Unknown</b>   | <b>Unknown</b> |          |          |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | <b>Unknown</b>   | <b>Unknown</b> |          |          |
| Malfunction per system(s) or source(s) within past 2 years                     | <b>Unknown</b>   | <b>Unknown</b> |          |          |
| Other pertinent information  | <b>Unknown</b>   | <b>Unknown</b> |          |          |

Are there fuel supply lines? ..... ☐ Yes ☐ No ☒ UnknownAre any buried? ..... ☐ Yes ☐ No ☒ UnknownAre all sleeved? ..... ☐ Yes ☐ No ☒ UnknownChimney(s): ..... ☒ Yes ☐ NoIf Yes, are they lined: ..... ☐ Yes ☐ No ☒ UnknownIs more than one heat source vented through one flue? ..... ☐ Yes ☐ No ☒ UnknownHad a chimney fire: ..... ☐ Yes ☐ No ☒ UnknownHas chimney(s) been inspected? ..... ☐ Yes ☐ No ☒ Unknown

If Yes, date: \_\_\_\_\_

Date chimney(s) last cleaned: unknownDirect/Power Vent(s): ..... ☐ Yes ☐ No ☒ UnknownHas vent(s) been inspected? ..... ☐ Yes ☐ No ☒ Unknown

If Yes, date: \_\_\_\_\_

Comments: **Information provided is to the best of the sellers knowledge. Property is being sold as is.**Source of Section III information: **Information provided is to the best of the sellers knowledge. Property is being sold as is.****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 ☒ UnknownIf 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 ☒ UnknownAre tanks registered with DEP? ..... ☐ Yes ☐ No ☒ Unknown

Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

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Seller Initials JW

PROPERTY LOCATED AT: **672 Stage Road, Etna, ME 04434**

What materials are, or were, stored in the tank(s)? \_\_\_\_\_

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

Comments: **Information provided is to the best of the sellers knowledge. Property is being sold as is.**

Source of information: **Information provided is to the best of the sellers knowledge. Property is being sold as is.**

**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: **Information provided is to the best of the sellers knowledge. Property is being sold as is.**

Source of information: **Information provided is to the best of the sellers knowledge. Property is being sold as is.**

**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: **Information provided is to the best of the sellers knowledge. Property is being sold as is.**

Source of information: **Information provided is to the best of the sellers knowledge. Property is being sold as is.**

**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: **Information provided is to the best of the sellers knowledge. Property is being sold as is.**

Source of information: **Information provided is to the best of the sellers knowledge. Property is being sold as is.**

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

Comments: **Information provided is to the best of the sellers knowledge. Property is being sold as is.**

Source of information: **Information provided is to the best of the sellers knowledge. Property is being sold as is.**

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PROPERTY LOCATED AT: **672 Stage Road, Etna, ME 04434**

**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: **House was in remodel process**

Source of information: **Information provided is to the best of the sellers knowledge. Property is being sold as is.**

**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

TOXIC MATERIAL: ..... ☐ Yes ☐ No ☒ Unknown

LAND FILL: ..... ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ..... ☐ Yes ☐ No ☒ Unknown

Other: **Information provided is to the best of the sellers knowledge. Property is being sold as is.**

Source of information: **Information provided is to the best of the sellers knowledge. Property is being sold as is.**

**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: **See deed.**

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? \_\_\_\_\_

Road Association Name (if known): \_\_\_\_\_

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

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Seller Initials **JW** \_\_\_\_\_

PROPERTY LOCATED AT: **672 Stage Road, Etna, ME 04434**

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: \_\_\_\_\_

Year Principal Structure Built: **1945**

What year did Seller acquire property? **2023**

Roof: Year Shingles/Other Installed: **unkown**

Water, moisture or leakage: **unkown**

Comments: **Information provided is to the best of the sellers knowledge. Property is being sold as is.**

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: **Information provided is to the best of the sellers knowledge. Property is being sold as is.**

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

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

Comments: **Information provided is to the best of the sellers knowledge. Property is being sold as is.**

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

Comments: **Information provided is to the best of the sellers knowledge. Property is being sold as is.**

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: **Information provided is to the best of the sellers knowledge. Property is being 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 being sold as is.**

Comments: **Information provided is to the best of the sellers knowledge. Property is being sold as is.**

Source of Section V information: **Information provided is to the best of the sellers knowledge. Property is being sold as is.**

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

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Seller Initials **JW**



PROPERTY LOCATED AT: **672 Stage Road, Etna, ME 04434**

## SECTION VI — ADDITIONAL INFORMATION

**Information provided is to the best of the sellers knowledge. Property is being sold as is. Taxes are estimated.**

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.

*Heather Winslow*

11/05/2023

SELLER

DATE

SELLER

DATE

**Heather Winslow**

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

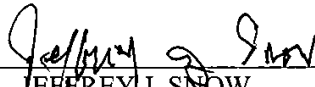


NOT WARRANTY DEED NOT  
AN AN  
OFFICIAL OFFICIAL  
COPY COPY

**JEFFREY J. SNOW**, of Etna, County of Penobscot and State of Maine, for consideration  
NOT NOT  
paid, grants to **JEFFREY J. SNOW**, Trustee of the **JEFFREY J. SNOW REVOCABLE**  
OFFICIAL OFFICIAL  
**LIVING TRUST DATED AUGUST 7, 2018** and any Amendments thereto, having a mailing  
address of P.O. Box 130, Etna, ME 04434, with **WARRANTY COVENANTS**, the following  
described real estate in **Etna**, County of Penobscot and State of Maine more particularly described  
on the **Schedule A** annexed hereto.

WITNESS my hand and seal this <sup>24</sup>24 day of August, 2018.

\_\_\_\_\_  
Witness

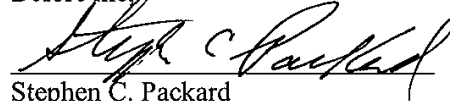
  
\_\_\_\_\_  
JEFFREY J. SNOW

STATE OF MAINE  
PENOBSCOT COUNTY, ss:

August 24 2018

Then personally appeared the above-named JEFFREY J. SNOW and acknowledged the  
foregoing to be his free act and deed.

Before me,

  
\_\_\_\_\_  
Stephen C. Packard  
Attorney at Law



N O T      **JEFFREY J. SNOW**      O T  
**TO THE JEFFREY J. SNOW REVOCABLE LIVING TRUST**

O F F I C I A L      of AUGUST 7, 2018      I C I A L

C O P Y                                      C O P Y

**SCHEDULE A**

N O T                                      N O T

A N                                      A N

O F F I C I A L      O F F I C I A L  
Two certain lots or parcels of land, together with any buildings thereon, situated in Etna, Penobscot County, Maine bounded and described as follows, to wit:      C O P Y

FIRST PARCEL: Beginning at a point where the northwest corner of land of Vincent S. Conant intersects the southerly line of U.S. Highway No. 2, running from Bangor to Newport, and thence westerly along the southerly line of said U.S. Highway No. 2 four hundred thirteen (413) feet to an iron rod in the ditch; thence southerly measuring from the center of the road six (6) rods to an iron rod; thence easterly twelve (12) rods to an iron rod; thence southerly to land now or formerly of T. S. Mills; thence easterly twenty (20) rods to land now or formerly of Theresa Reynolds; thence northerly along said Reynolds line to the southeast corner of said Vincent S. Conant's land; thence westerly along said Vincent S. Conant's southerly line one hundred fifteen (115) feet to a point; thence northerly along said Vincent S. Conant's westerly line one hundred fifty (150) feet to the point of beginning.

RESERVING to Vincent S. Conant, his heirs and assigns, the right of way as now used from the southerly line of U.S. Highway No. 2 running southerly to the rear line of the above described premises, near the westerly boundary of the above described premises.

SECOND PARCEL: Beginning at a point on the U.S. Highway No. 2, running from Bangor to Newport, and at a point on said road where the westerly line of land occupied by Dean Reynolds joins said U.S. Highway No. 2, running southerly along said Reynolds westerly line one hundred fifty (150) feet; thence northerly one hundred fifty (150) feet to said U.S. Highway; thence westerly along said Highway one hundred fifteen (115) feet to the place of beginning.

Being all and the same premises conveyed from Donald D. Edinger, Sr. to Jeffrey J. Snow by Warranty Deed dated February 13, 1990 and recorded in the Penobscot County Registry of Deeds in Book 4602, Page 166.

**No Transfer Tax Paid**

Susan F. Bulay, Register  
Penobscot County, Maine

JJS



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.*