



Home on Private Road

\$368,000

167 Riga Road
China, Maine
04358



Lifestyle
Properties
of Maine



Carson McPhail

REALTOR®

(207) 290-3816

carson@lifestylepropertiesme.com

Situated on a short private road with only a handful of neighbors, this residence offers the privacy of a secluded getaway. The loft area provides ample space for guests, while the garage bay underneath is perfect for boat storage. The backyard, designed with a concrete patio in mind, presents an opportunity to create your own outdoor space. Just off from the kitchen is a door with outdoor access and ledger board already in place for you to install a beautiful wrap around deck.

Threemile Pond is a sizable pond with a surface area of over 1,100 acres with a max depth of 37ft. The pond offers a vast amount of fish species including large and smallmouth bass, yellow and white perch, and brown and brook trout to name a few.



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

www.lifestylepropertiesofmaine.com

Local Contacts

Police

Kennebec County Sheriff

(207) 623-3614

Fire

China Vol Fire Dept

911

Town Office

571 Lakeview Dr

(207) 445-2014

info@chinamaine.org

Tax Assessor

Town Office

(207) 445-2014

Code Enforcement

(207) 445-2014

ceo@chinamaine.org

School District

RSU 18

(207) 465-7384

Proximity

Shopping

Augusta, 13± miles

City

Augusta, 13± miles

Airport

Bangor International, 58± miles

Interstate

Exit #113, 13± miles

Hospital

Maine General Augusta, 14± miles

Boston, MA

177± miles (3± hours)

With its great location it's just under a 3-hour drive to Boston, a little over an hour to Portland and Portland airport, and less than an hour away from Freeport. Bangor International Airport is also conveniently within an hour drive away, making traveling to and from this property an ease no matter which direction.

China's proximity to Waterville and Augusta ensures convenient shopping, making this property a great opportunity to have a peaceful country feel but still be next door to the action. Fantastic schools and colleges are nearby such as Colby and Thomas colleges.

If you've been looking for a getaway that feels like you're miles away from it all but you're still close to everything, this is the spot for you.





167 Riga Road, China

Year Built

1960

Square Foot

1193

Bedrooms

Two

Bathrooms

Two

Flooring

Carpet | Laminate

Garage

N/A

LISTING PRICE

Acres 0.59± \$368,000 Taxes \$2348

Water

Private

Heating

Baseboard

Zoning

Shoreland

Sewer

Private

Cooling

N/A

Road Frontage

N/A

Roof

Shingle

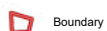
View

Scenic | Trees

Water Frontage

104 | Threemile Pond

China 167 Riga Road
Maine, AC +/-



Boundary

United Country Lifestyle Properties of Maine

P: 800-286-6164

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

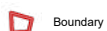
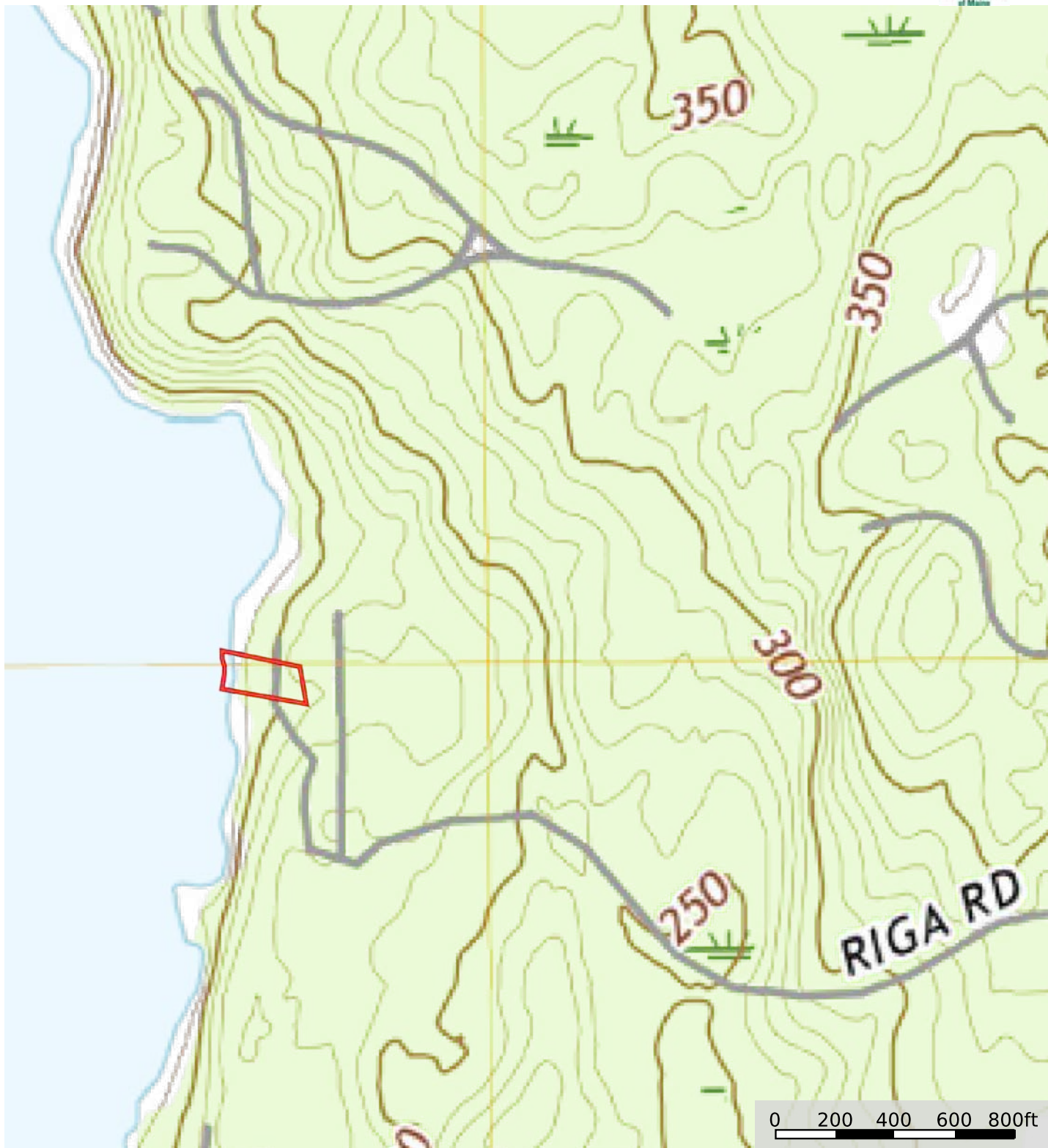
113 West Broadway



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.landbrothers.com

China 167 Riga Road
Maine, AC +/-



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113 West Broadway



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China 167 Riga Road Maine, AC +/-



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P: 800-286-6164

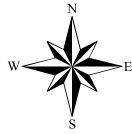
<https://www.lifestylepropertiesofmaine.com/>

113 West Broadway



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www.landbrothers.com



Town of China, ME

1 inch = 68 Feet



www.cai-tech.com

December 11, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN James Malley (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 167 Riga Road, China,

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.

Buyer	Date	<u>James Malley</u>	<u>01/04/2024</u>
		Seller James Malley	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Agent Carson McPhail	Date



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United Country Lifestyle Prope, 113 West Broadway Lincoln ME 04457
 Carson McPhail

Phone: (207)794-6164 Fax: _____
 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com



167 Riga Road

PROPERTY LOCATED AT: 167 Riga Road, China,

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: East side back of house

Installed by: Bowie Brothers

Date of Installation: Unknown

USE:

Number of persons currently using system: 2-3 seasonal

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

Comments: Information is to the best of the sellers knowledge. Home is winterized.

Source of Section I information: Seller. Information provided to the best of the sellers knowledge

Buyer Initials _____

Page 1 of 7

Seller Initials JM

PROPERTY LOCATED AT: 167 Riga Road, China,

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: West side on the lake side OR ☐ Unknown

Date installed: 05/02/1995+ Date last pumped: Unknown Name of pumping company: Unknown

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: West side on the lake side

Date of installation of leach field: 05/02/1995 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: _____

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 is to the best of the sellers knowledge. Owners have only used it seasonally

Source of Section II information: Seller

Buyer Initials _____

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Seller Initials JM

PROPERTY LOCATED AT: 167 Riga Road, China,

SECTION III — HEATING SYSTEM(S)/HEATING SOURCES(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Wood Stove	BB Electric		
Age of system(s) or source(s)	1995+	1995+		
Name of company that services system(s) or source(s)	none	none		
Date of most recent service call	none	none		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Seasonal	Seasonal		
Malfunction per system(s) or source(s) within past 2 years	none	none		
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: **Information is to the best of the sellers knowledge. Seasonal use.**

Source of Section III information: Seller

SECTION IV — HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☐ No ☒ Unknown
 If Yes, are tanks in current use? ☐ Yes ☐ No ☒ Unknown
 If no longer in use, how long have they been out of service? _____
 If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☒ Unknown
 Are tanks registered with DEP? ☐ Yes ☐ No ☒ Unknown
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____

Buyer Initials _____

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Seller Initials JM

PROPERTY LOCATED AT: 167 Riga Road, China,

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

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

Comments: **Information is to the best of the sellers knowledge.**

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: **Information is to the best of the sellers knowledge.**

Source of information: **Seller**

C. RADON/AIR - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? ☐ Yes ☐ No

Results/Comments: _____

Source of information: **Seller**

D. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? ☐ Yes ☐ No

Results/Comments: _____

Source of information: _____

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

Comments: _____

Source of information: **Seller**

Buyer Initials _____

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Seller Initials JM

PROPERTY LOCATED AT: 167 Riga Road, China,

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: **Information is to the best of the sellers knowledge.**

Source of information: **Seller**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: _____

Source of information: **Seller**

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V — GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: **Right of way across front yard to one neighbor.**

Source of information: _____

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? **no association.**

Road Association Name (if known): _____

Buyer Initials _____

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Seller Initials **JM**

PROPERTY LOCATED AT: 167 Riga Road, China,

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: 12x16 1960 remaining 1995

What year did Seller acquire property? _____

Roof: Year Shingles/Other Installed: 12x16 6+ years remaining 1995

Water, moisture or leakage: none

Comments: none

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: Heavy rain and snow melt water under 12x16 section

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: 200 amp

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: none

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

Comments: none

Source of Section V information: Information is to the best of the sellers knowledge.

Buyer Initials _____

Page 6 of 7

Seller Initials JM

PROPERTY LOCATED AT: 167 Riga Road, China,

SECTION VI — ADDITIONAL INFORMATION

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.

James Malley

01/04/2024

SELLER

DATE

SELLER

DATE

James Malley

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



BK12874 PGS 20 - 22 04/03/2018 09:52:00 AM
INSTR#: 2018006229 ATTEST: BEVERLY BUSTIN-HATHEWAY
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

DLN: 1001840024085

WARRANTY DEED
Statutory Short Form

**NO REAL ESTATE
TRANSFER TAX PAID**

James R. Malley of Attleboro, Massachusetts for no consideration, gift and grant to my son, **James S. Malley**, whose mailing address is 11 Lindsey Farm Lane, Attleboro, MA 02703, with Warranty Covenants, the following described parcels of land together with building and improvements thereon situated in the Town of China, Kennebec County, Maine being more particularly bounded and described as follows:

PARCEL ONE:

Beginning at an iron pipe located at the southeast corner of land of Ivar Douglas; thence S 20° 48' W 101.3 feet to a drill hole in a large boulder; thence N 60° 30' W 187.5 feet to an iron pipe; thence N 16° 14' E 104 feet to an iron pipe located on the line of land of Ivar Douglas; thence southeasterly along land of said Douglas 196.3 feet to the point of beginning. Also conveying hereby, all of the land lying between the northerly and southerly lines of the above described lot extended westerly to the waters of Three Mile Pond. Said parcel containing in the whole 20,400 square feet, more or less.

Together with the right in common with others to use the right of way which extends from the land herein described to State Highway No. 32.

Meaning and intending to convey the same premises described in the Warranty Deed from Gunars and Viesturs Busmanis dated October 7, 1981 and recorded in the Kennebec County Registry of Deeds in Book 2434, Page 251.

PARCEL TWO:

Beginning at an iron pipe located at the southeast corner of land of Ivar Douglas; thence S 59° 80' E 30 feet to an iron pipe; thence S 17° 30' W 108 feet to an iron pipe; thence N 60° 30' W 65 feet to a drill hole in a large boulder; thence northeasterly to the point of beginning. Also conveying hereby, all of the land lying between the northerly and southerly lines of the described lot extended westerly to the property of James R. Malley. Said parcel containing in the whole 5,000 square feet, more or less.

Together with the right in common, with others to use the right of way which extends from the land herein described to State Highway No. 32.

Meaning and intending to convey the same premises described in the Quitclaim Deed from Gunars Busmanis, Viesturs Busmanis and Dzirkstite Busmanis to James R.

Malley dated June 21, 1993 and recorded in the Kennebec County Registry of Deeds in Book 4419, Page 30.

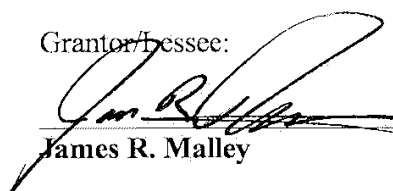
Grantor, **James R. Malley** (hereinafter referred to as "Lessee") reserves a life lease in the above-described property commonly known as 167 Riga Road, South China, Maine ("Property") according to the following terms:

1. Lessee hereby reserves for himself an exclusive life lease to the Property which tenancy shall continue for the remainder of his lifetime.
2. Lessee shall be required to pay expenses and costs associated with the occupancy of the Property during the term of this life tenancy created hereby, and shall be solely responsible for the payment of utilities, real estate taxes, insurance and maintenance.
3. Lessee shall be responsible for the payment of any other expenses and costs associated with the ownership of the Property during the term of the life tenancy created hereby including any major structural repairs.
4. Lessee shall provide and pay for an insurance policy for casualty and fire that shall list the Grantee as the Owner and the Lessee as an additional insured for the premises.
5. This life tenancy created hereby is not assignable or transferable.
6. The parties hereto may amend, modify or terminate this Agreement by written instrument signed by each of them.

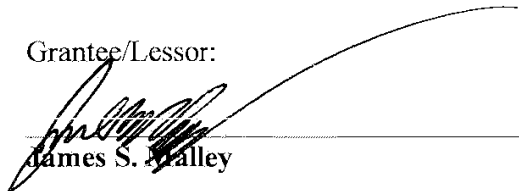
By acceptance of this deed, the Grantee, **James S. Malley**, hereby accepts the terms of the reserved life lease.

Dated: March 19, 2018

Grantor/Lessee:


James R. Malley

Grantee/Lessor:


James S. Malley

COMMONWEALTH OF
MASSACHUSETTES

Dated: March 19, 2018

Personally appeared the above named **James R. Malley** and **James S. Malley**
acknowledged the foregoing instrument to be their free act and deed.

Before me,


Notary Public

JOANN SOTO VELEZ

COMMONWEALTH OF MASSACHUSETTS

Expires: September 18, 2020



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. Inactive licensees may not practice real estate brokerage.