



Mountain View Estate

\$1,299,000

547 Bald Mountain Road
Dedham, ME
04429



Lifestyle
Properties
of Maine



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

Welcome to an extraordinary estate in Dedham, Maine, where luxury and natural beauty converge. This stunning home offers over 12,600 square feet of exquisitely designed living space, including 17 rooms, four sumptuous bedroom suites, seven bathrooms, and two half baths. Situated on eight private acres, the property boasts over 1,000 feet of pristine waterfront on Mitchell Pond, providing an idyllic and serene retreat.

Nestled between Bald Mountain and Peaked Mountain, the estate offers breathtaking views of the face of Peaked Mountain and the tranquil waters of Mitchell Pond. Fourteen of the rooms feature either water or mountain views, or both, ensuring that the beauty of the surrounding landscape is always within sight. Unique historical elements, such as cobblestones and fireplaces sourced from a historic train station in Bangor, Maine, add character and a sense of history to the home.



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

www.lifestylepropertiesofmaine.com

Local Contacts

Police

Hancock County Sheriff
(207) 667-7575
911 Emergency

Fire

Dedham Fire Dept
(207) 843-7530
911 Emergency

Town Office

2073 Main Road, Suite A
(207) 843-6217
administration@dedhamme.org

Tax Assessor

Town Office
(207) 843-6217

Code Enforcement

Rick Leavitt
(207) 843-6217

School District

Dedham Public Schools
2065 Main Rd
(207) 843-6498

Proximity

Shopping

Brewer, 16± miles

City

Brewer, 16± miles

Airport

Bangor International, 19± miles

Interstate

Exit #6A, 10± miles

Hospital

Northern Light EMMC
489 State St, Bangor, ME
14± miles

Boston, MA

250± miles (4±hrs)

At the heart of the home is a gourmet kitchen, equipped with granite countertops and ample cabinet space, making it a culinary enthusiast's dream. This space is perfect for preparing meals and entertaining guests, with stunning views enhancing every dining experience. Designed for grand entertaining and intimate family living, the home features five fireplaces strategically placed throughout to create warmth and elegance.

Each of the four bedroom suites offer a private sanctuary, complete with full bathrooms and decks or balconies overlooking the courtyard or the breathtaking mountain backdrop and views of Mitchell Pond. An extraordinary feature of this estate is the indoor pool room, which measures 29 by 69 feet with cathedral ceilings and is lined with western red cedar. The pool is a generous 16 by 32 feet, providing a perfect retreat for relaxation and wellness.





For those who love to bask in the sun, the estate offers over 3,700 square feet of deck space, ideal for soaking up the rays and enjoying the serene surroundings. While the property does need some work, it has been priced accordingly and represents an exceptional deal for discerning buyers.



This exceptional property in Dedham, Maine, seamlessly combines luxurious living with historical charm, stunning natural beauty, and unparalleled privacy. It is a unique and desirable home, offering an exquisite lifestyle for those who appreciate the finer things in life. The home is conveniently located 30 minutes from Bangor International Airport and the city of Bangor, 30 minutes from Ellsworth. For a summer trip, you are just one hour away from Bar Harbor and Acadia National Park. If you frequent Boston, you are just over a four-hour drive away.

Don't miss this rare opportunity to own a piece of Maine's paradise at an incredible value.

Property Specifics

Trash Removal
N/A

Electric Company
Versant

Heating Company
N/A

Water/Sewer
Private

Internet Provider/Speed
N/A







547 Bald Mountain Road, Dedham

Year Built

1992

Square Foot

8197 Above

4490 Below

Bedrooms

4

Bathrooms

7 full baths / 2 half baths

Flooring

Carpet | Tile | Wood

Garage

2 car attached | 4 + car detached

LISTING PRICE

Acres 8± \$1,299,000 Taxes \$14,725

Water

Well existing on site

Sewer

Septic existing on site

Roof

Shingle

Heating

Radiant | Heat pump

Cooling

Heat pump

View

Scenic | Mountains

Trees/Woods

Zoning

Shoreland

Road Frontage

No

Water Frontage

1,100 | Mitchell



FLOOR 1



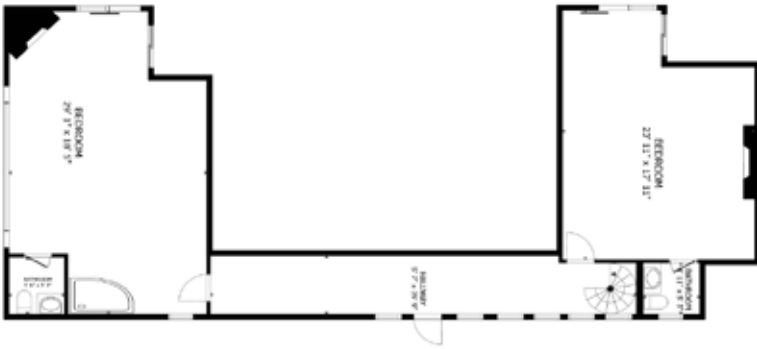
FLOOR 3



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 5,741 sq.ft. FLOOR 2 5,866 sq.ft. FLOOR 3 2,331 sq.ft.
 EXCLUDED AREAS : GARAGE 736 sq.ft.
 TOTAL : 13,939 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



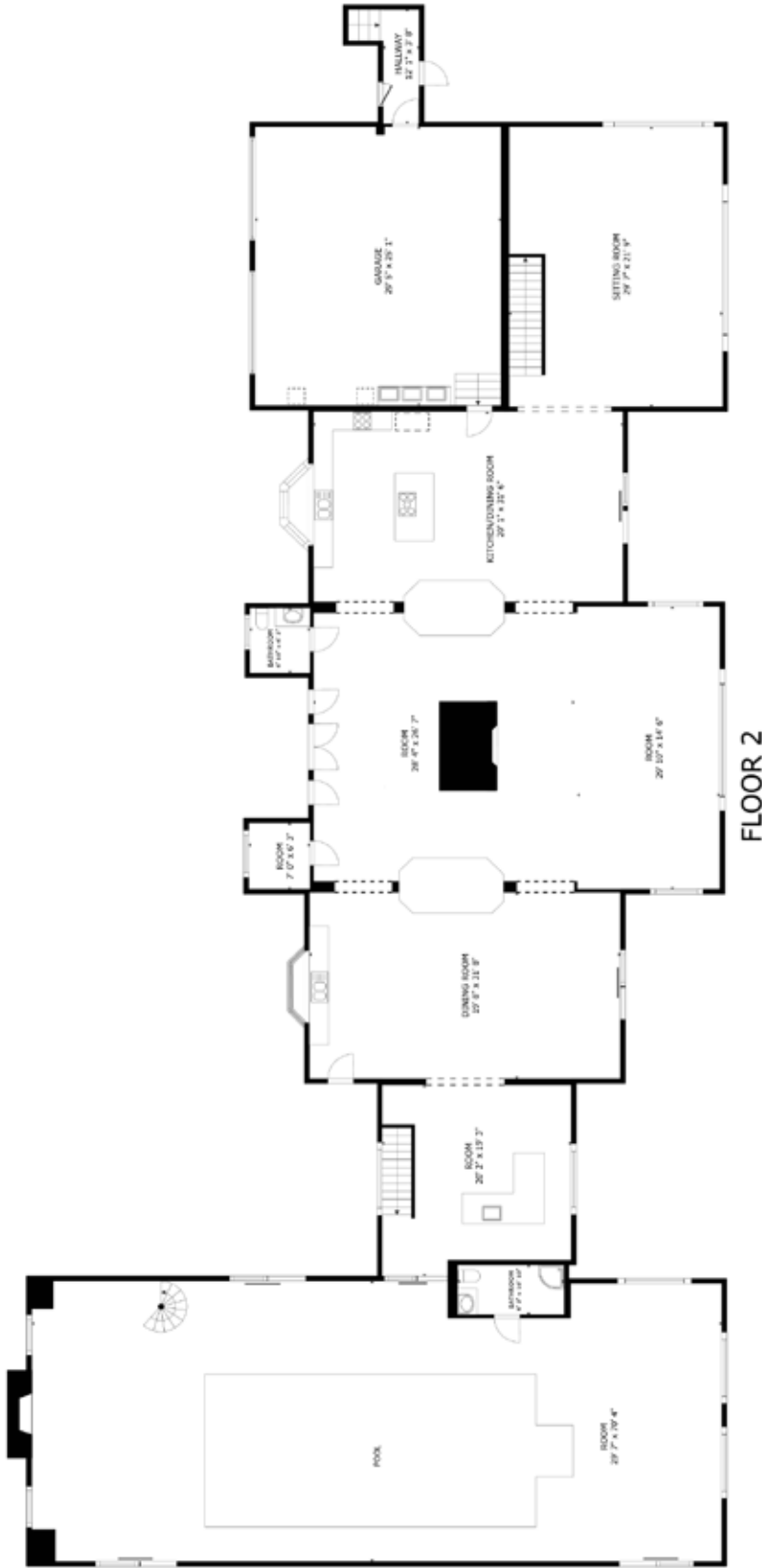


FLOOR 3



GROSS INTERNAL AREA
 FLOOR 1 5,741 sq.ft. FLOOR 2 5,866 sq.ft. FLOOR 3 2,331 sq.ft.
 EXCLUDED AREAS : GARAGE 736 sq.ft.
 TOTAL : 13,939 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

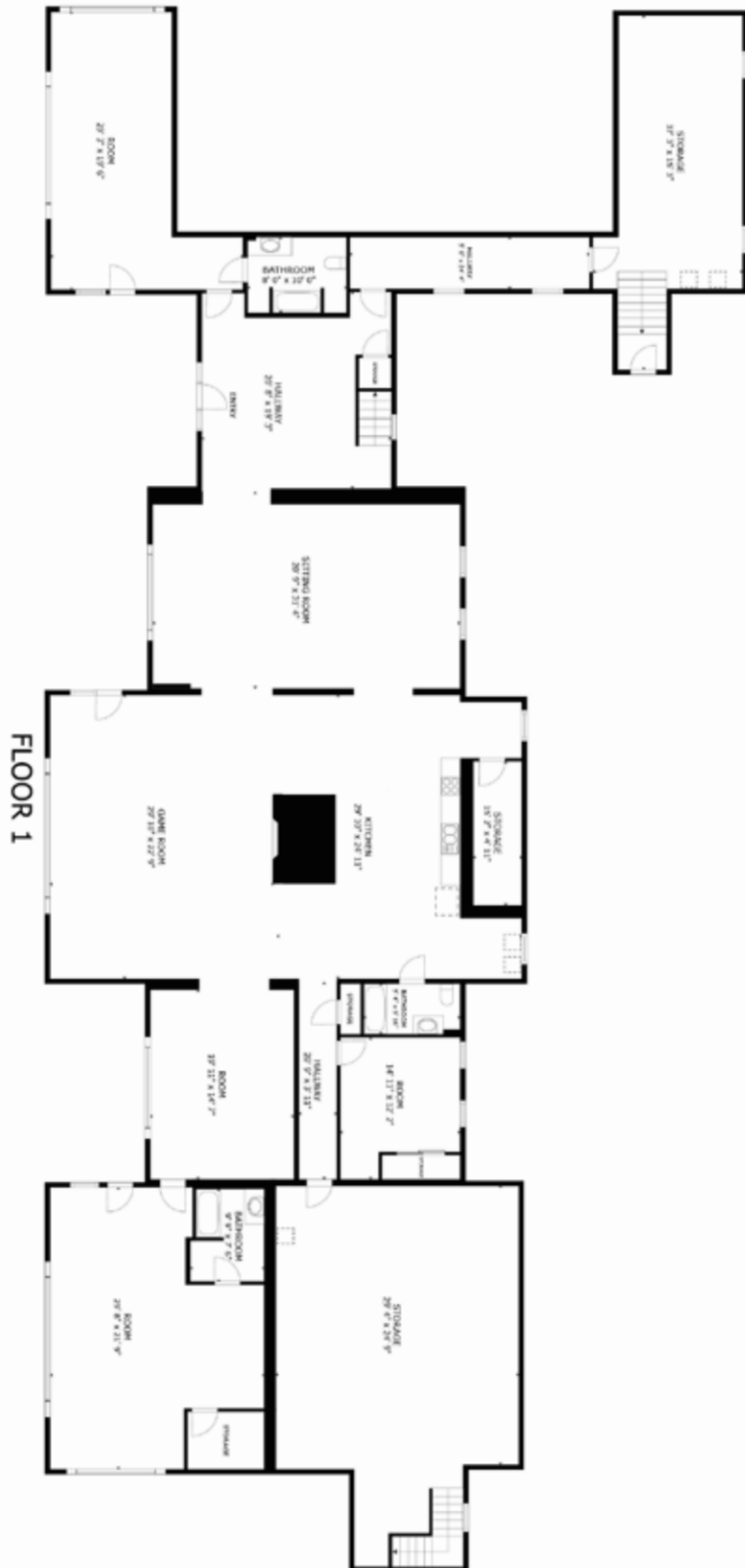




FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 5,741 sq.ft. FLOOR 2 5,866 sq.ft. FLOOR 3 2,331 sq.ft.
 EXCLUDED AREAS : GARAGE 736 sq.ft.
 TOTAL : 13,939 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.






GROSS INTERNAL AREA
 FLOOR 1 5,741 sq. ft. FLOOR 2 5,666 sq. ft. FLOOR 3 2,331 sq. ft.
 EXCLUDED AREAS : GARAGE 736 sq. ft.
 TOTAL : 13,939 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

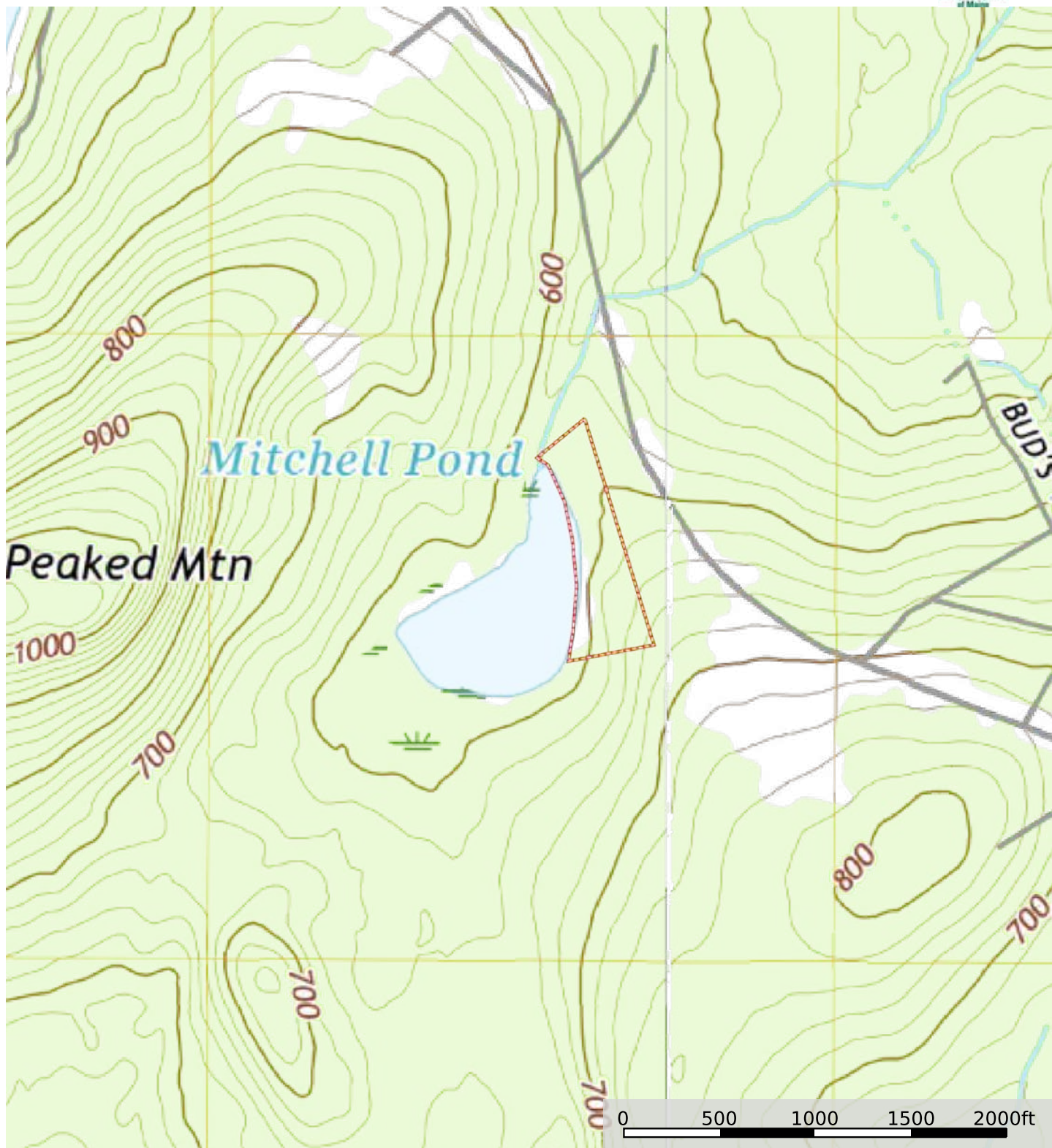



dedham 547 Bald Mountain Rd 8 acres
Maine, AC +/-



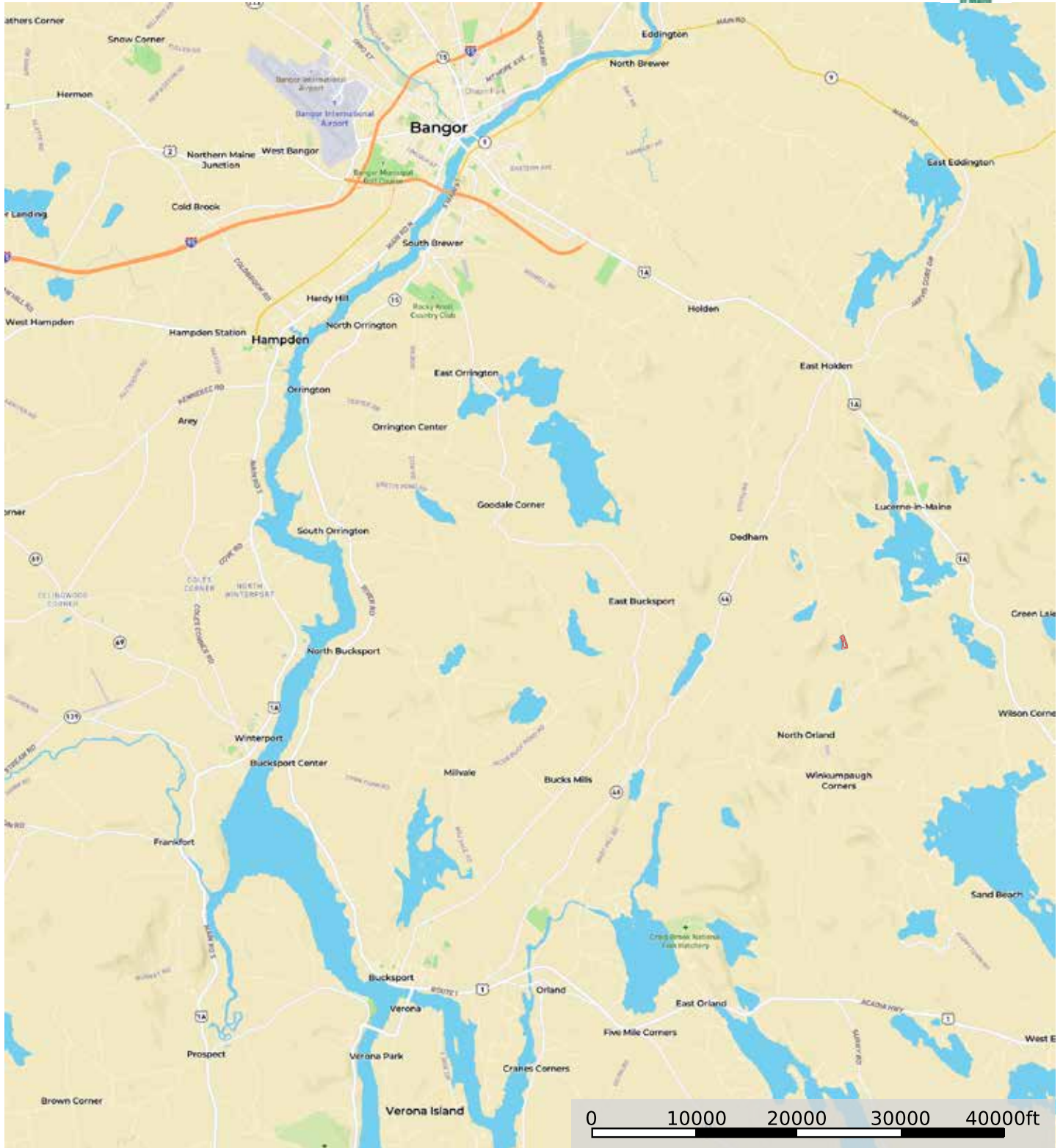
 Boundary

dedham 547 Bald Mountain Rd 8 acres
Maine, AC +/-



 Boundary

dedham 547 Bald Mountain Rd 8 acres
Maine, AC +/-



Boundary

PROPERTY
MAP
TOWN
OF
DEDHAM

HANCOCK
COUNTY
MAINE
1980

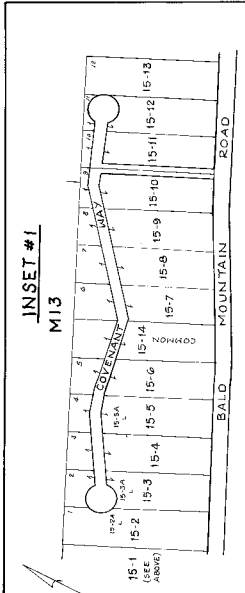
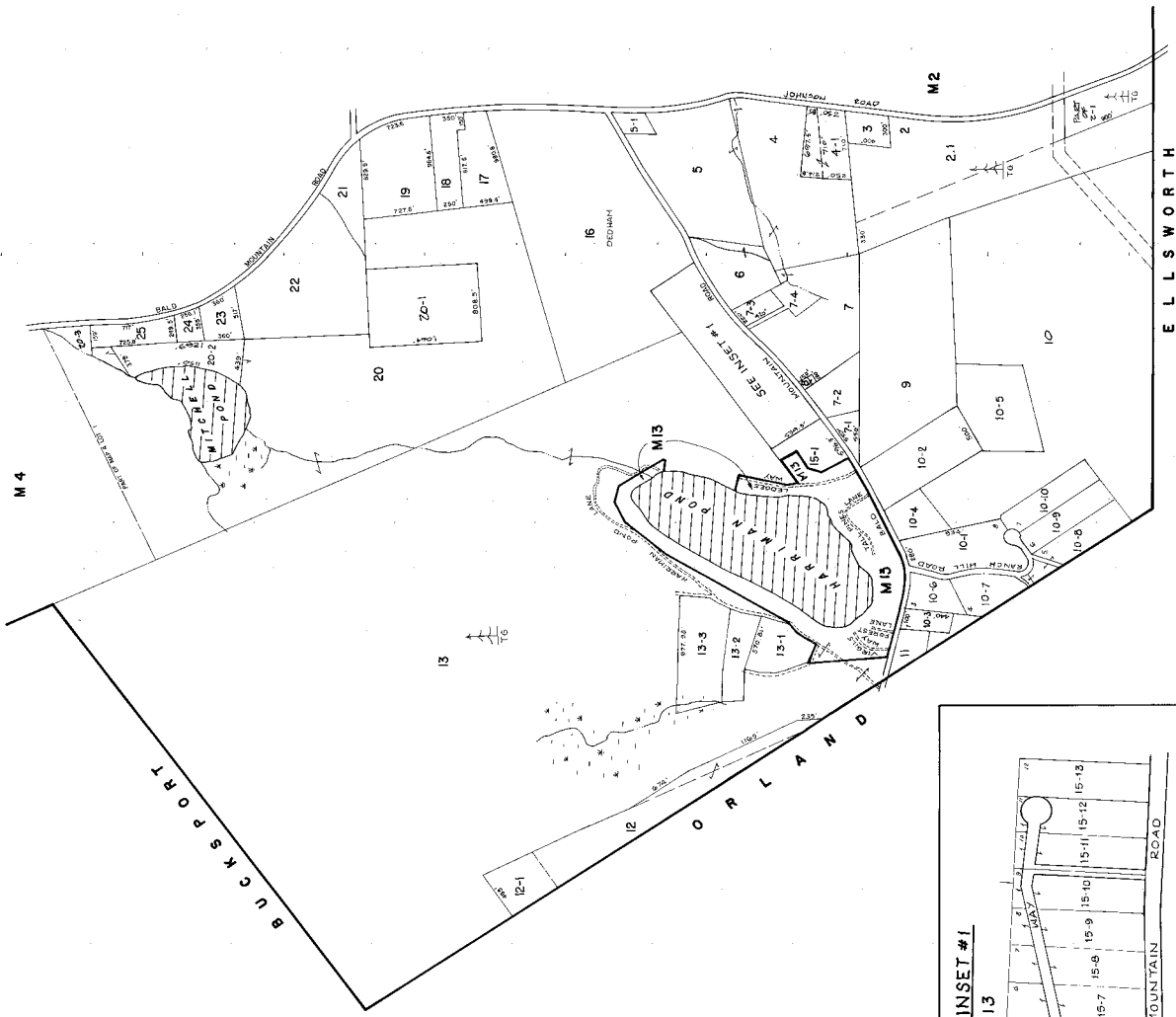
PREPARED
BY
SLF, Inc.
SKOWHEGAN
MAINE



SCALE
1" = 500'
0 250' 500' 750'

LEGEND
PARCEL NUMBER...1
ADJACENT MAPS...M2
MATCH LINE

NOT FOR ASSESSMENT
PURPOSES ONLY
FOR EXAMINATION
REVIEWED BY
DATE



PROPERTY LOCATED AT: 547 Bald Mountain Road, Dedham, ME 04429

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: **unknown**
Installed by: **unknown**
Date of Installation: **unknown**

USE: Number of persons currently using system: **zero**
Does system supply water for more than one household? Yes No Unknown

Comments: **Estate Sale. Personal Rep has no knowledge of working components are condition.**

Source of Section I information: **Seller and Agent**

Buyer Initials _____ Page 1 of 7 Seller Initials _____ *cc* _____

PROPERTY LOCATED AT: 547 Bald Mountain Road, Dedham, ME 04429

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: _____ OR Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: _____ Name of company servicing tank: _____

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: **Sold "As Is"**

Source of Section II information: _____

Buyer Initials _____

Seller Initials CC

PROPERTY LOCATED AT: 547 Bald Mountain Road, Dedham, ME 04429

SECTION III – HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	HWBB			
Age of system(s) or source(s)	unknown			
TYPE(S) of Fuel	oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	unknown			
Name of company that services system(s) or source(s)	unknown			
Date of most recent service call	unknown			
Malfunctions per system(s) or source(s) within past 2 years	unknown			
Other pertinent information	none			

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: **Sold "As Is"**

Source of Section III information: _____

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 _____

Seller Initials _____

CC

PROPERTY LOCATED AT: **547 Bald Mountain Road, Dedham, ME 04429**

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

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

Comments: **Sold "As Is"**

Source of information: **seller and agent**

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: **none known**

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: **Sold 'AS Is'**

Source of information: **seller and agent**

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: **Sold "As is"**

Source of information: **seller and agent**

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

Comments: _____

Source of information: **seller and agent**

Buyer Initials _____

Seller Initials CC

PROPERTY LOCATED AT: 547 Bald Mountain Road, Dedham, ME 04429

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:sold "As Is"

Source of information: seller and agent

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 and agent

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

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 _____

Seller Initials _____ *cc*

PROPERTY LOCATED AT: **547 Bald Mountain Road, Dedham, ME 04429**

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: _____

What year did Seller acquire property? _____

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

Water, moisture or leakage: **unknown**

Comments: **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: **sold "As is"**

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

If Yes, are test results available? Yes No

Comments: **visible mold on walls and ceiling of the pool room.**

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: _____

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: _____

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **visible mold in pool room. pipe leaked in upstairs bedroom and**

Continued... See Addendum Known material defects 1

Comments: **Sold "As Is"**

Source of Section V information: **agent and seller**

Buyer Initials _____

Seller Initials **CC**

PROPERTY LOCATED AT: 547 Bald Mountain Road, Dedham, ME 04429

SECTION VI — ADDITIONAL INFORMATION

Sold "As Is".

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 Estate of Charles Adams	_____ DATE	<i>Charles Cox</i> _____ SELLER Charles Cox PR	_____ DATE 04/23/2024
---------------------------------------------------	---------------	----------------------------------------------------------------	------------------------------------

_____ 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
----------------	---------------	----------------	---------------



ADDENDUM

PROPERTY: **547 Bald Mountain Road, Dedham, ME 04429**

1) Known material defects

leaked down into the living room ceiling. Cracked window pane in billiard room. chimney cap is off and some missing shingles from recent wind storm.

Lined area for additional text or notes.

Date: 04/23/2024

Date: _____

Charles Cox
Signature

Signature

Date: _____

Date: _____

Signature

Signature

Addendum

WARRANTY DEED

CHARLES ADAMS of Dedham, County of Hancock, State of Maine, for consideration paid, grants to CHARLES ADAMS of Dedham, County of Hancock, State of Maine, and DOROTHY R. ADAMS of Ellsworth, County of Hancock, State of Maine, as joint tenants, with Warranty Covenants, a certain lot or parcel of land with the buildings thereon, situated in Dedham, County of Penobscot, State of Maine, bounded and described as follows:

Beginning at the northeasterly corner of land described in a deed to Charles Adams recorded in Hancock County Registry of Deeds, Volume 1761, Page 65; thence along the easterly line of said Adams' land, South 5° West, a distance of 1,269.3 feet; thence North 77° West, a distance of 439 feet, more or less, to low water line of Mitchell Pond; thence northerly following low water line of Mitchell Pond, a distance of 1,121 feet, more or less, to the thread of the outlet stream from Mitchell Pond; thence northerly following the thread of said stream a distance of 29 feet, more or less, to the northwesterly line described in said deed to Adams recorded in Hancock County Registry of Deeds, Volume 1761, Page 651 thence along said northwesterly line of said Adams' land, North 66° East, a distance of 379 feet, more or less, to the point of beginning. Bearings referenced herein are oriented to magnetic North, 1965, as determined by a survey conducted by Plisga & Day, Land Surveyors.

MAINE REAL ESTATE
TRANSFER TAX PAID

The above described lot is a portion of the premises described in the deed from Arthur M. Elbthal, et al., Trustees of Elbthal Realty Trust, to Charles Adams, recorded in Hancock County Registry of Deeds, Volume 1761, Page 65.

ALSO conveying a right of way for all purposes of a way, including the location of public and private utility lines, over and across a strip of land 50 feet in width, the centerline of which strip of land is more particularly described as follows: Beginning on the centerline of the public way known as Bald Mountain Road at a point that is North 4° 57' 45" East, a distance of 186.4 feet from an iron rod marking the southeasterly corner of land described in a deed to Charles R. Adams, Sr., recorded in Hancock County Registry of Deeds, Volume 1777, Page 477; thence South 72° 19' 30" West, a distance of 81.2 feet; thence South 58° 4' 30" West, a distance of 58.7 feet; thence South 36° 4' 15" West, a distance of 76.8 feet; thence South 47° 42' 0" West, a distance of 67.3 feet to the easterly line of the lot hereinabove described.

ALSO conveying the easement, right and privilege to use, maintain, repair and replace a line of poles and wires and fixtures, for the transmission of electricity, voice and video, which pole line extends westerly from Bald Mountain Road to the lot hereinabove described.

The above described right of way and pole line easement crosses land described in a deed from Anthony P. Hessert, et al. to Charles R. Adams, Sr., recorded in Hancock County Registry of Deeds, Volume 1777, Page 477.

Being a portion of premises described in deed of Arthur M. Elbthal, Louise C. Elbthal and Lawrence J. Elbthal, Trustees of the Elbthal Realty Trust, dated June 29, 1989, and recorded in the Hancock County Registry of Deeds in Volume 1761, Page 66, and by Warranty Deed from Anthony P. Hessert, Melany L. Hessert and Aurissa M. Hessert to Charles R. Adams, Sr., dated October 19, 1989, and recorded in said Registry in Volume 1777, Page 477.

Subject to any utility easements of record and to taxes for the current fiscal year, to be prorated between the parties as of the date of delivery of this deed.

Witness my hand and seal this 29th day of January, 2004.

Witness:

[Signature]

[Signature]
Charles Adams

STATE OF MAINE

County of Penobscot, ss.

January 29, 2004

Personally appeared the above named Charles Adams and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]
Notary Public

Type/print Name:

BRIAN P. MOLLOY
Attorney At Law

HANCOCK COUNTY



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of 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.