

Lot on Brewer Lake



** Not on property

M15 L1 COTTAGE SHORE DRIVE | HOLDEN, MAINE

- Lakefront
- Private
- Deep Waterfront
- Waterfront Land
- Brewer Lake
- Power Available
- Swimming
- Buildable

\$259,000



Brewer Lake

This 1.88-acre lot on Brewer Lake in Holden, Maine, offers just under 600 feet of waterfrontage, two to three times more than the typical waterfront lot in the area. The building envelope has been professionally surveyed, with the setbacks from the lake and the road marked well, eliminating any uncertainty about where you can build. The lot has been perk-tested and is ready for your building plans.

The property boasts deep water frontage, ideal for boating and fishing. Mature softwoods cover the lot and the shoreline is adorned with wild blueberries. The slope of the lot offers a perfect opportunity for a daylight foundation. Brewer Lake, spanning nearly 900 acres with a maximum depth of 48 feet, is home to Landlocked Salmon, Brook Trout, and Small Mouth Bass for the fishing enthusiast. For those who love water sports, the swimming and boating here is excellent.



**Lifestyle Properties
of Maine**



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





Holden, Maine

Local Government

Police

Holden Police Dept
(207) 942-7911

Fire

Holden Fire Dept
(207) 843-6737

Town Office

570 Main Rd
(207) 843-5151
Mon-Thurs 8-5:30

Tax Assessor

Millard Billings
207-843-5151

Code Enforcement

Ben
207-843-5151

Holden's prime location enhances the appeal of this lot. It's about 30 minutes from Ellsworth, 20 minutes from Bangor, and just over an hour from Bar Harbor and Acadia National Park. For golf enthusiasts, the Lucerne Golf Club, featuring a 9-hole Donald Ross course overlooking Phillips Lake, is just 20 minutes away. Nature lovers will appreciate the proximity to three beautiful hiking trails and preserves: Hart Farm Trail, known for its stunning sunsets; Fields Pond Audubon Center's 1.3-mile trail through forests, fields, wetlands, and lakefront; and the Bald Mountain Loop Trail.

With power at the road and ample privacy, this is a perfect spot for those who want to enjoy waterfront living without close neighbors. Whether you are looking to build a summer retreat or own a beautiful piece to recreate on, this property provides an exceptional opportunity to experience the best of Maine's outdoor beauty and recreational activities.



M15 L1 COTTAGE SHORE DRIVE | HOLDEN

Shopping

GM Family Market, 8± miles

City

Brewer, 8.5± miles

Airport

Bangor International, 9± miles

Interstate

Exit #6A, 7± miles

Hospital

Northern Light, 10± miles

Boston, MA

250± miles (4± hours)

LISTING PRICE

Acres 1.88± \$259,000 Taxes \$783.18



View

Lakefront

Zoning

Shoreland

Road Frontage

Yes | 579'

Water Frontage

598 | Brewer Lake

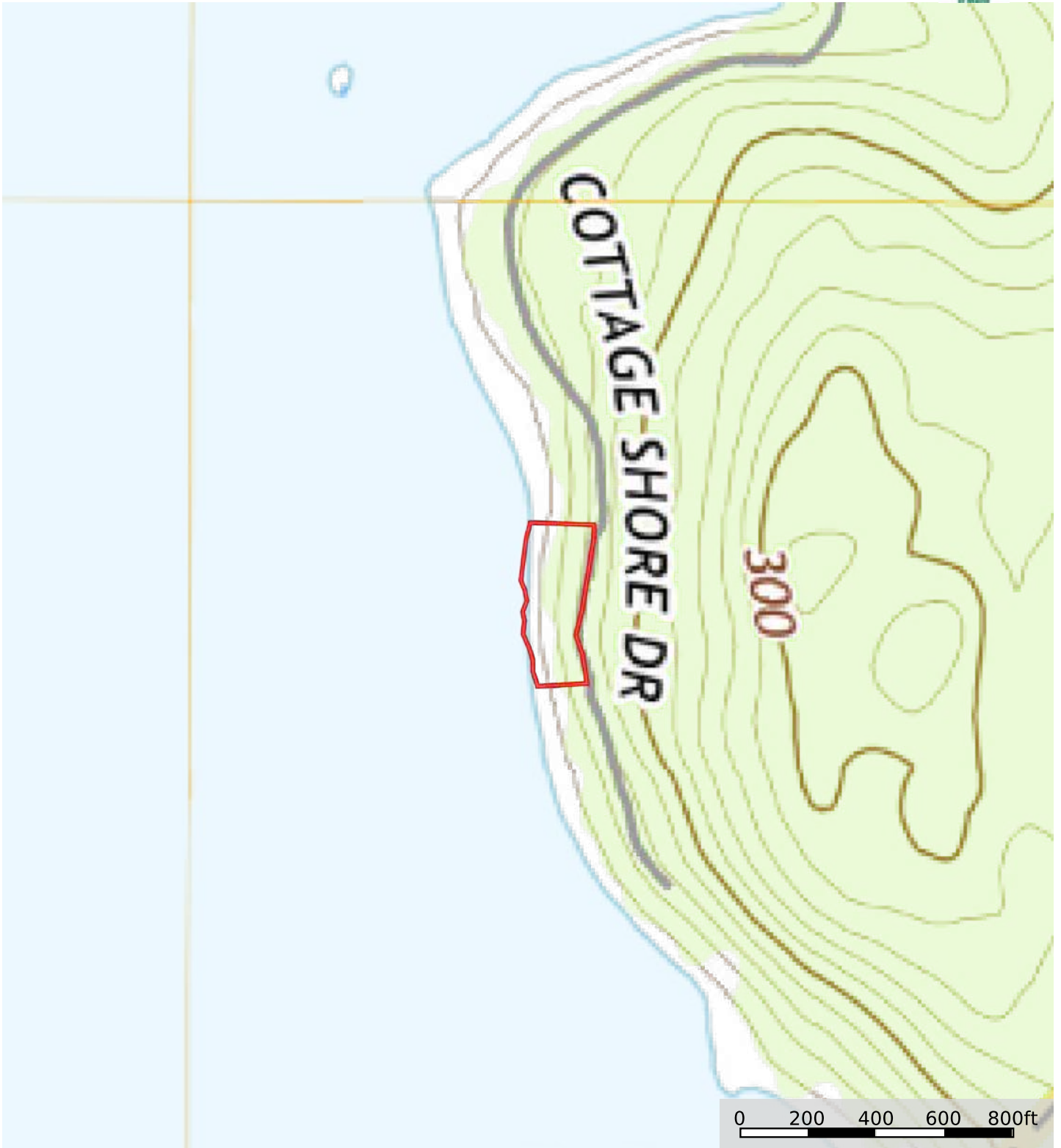



Holden Brewer Lake Greenlaw Lots
Maine, AC +/-



 Boundary

Holden Brewer Lake Greenlaw Lots
Maine, AC +/-



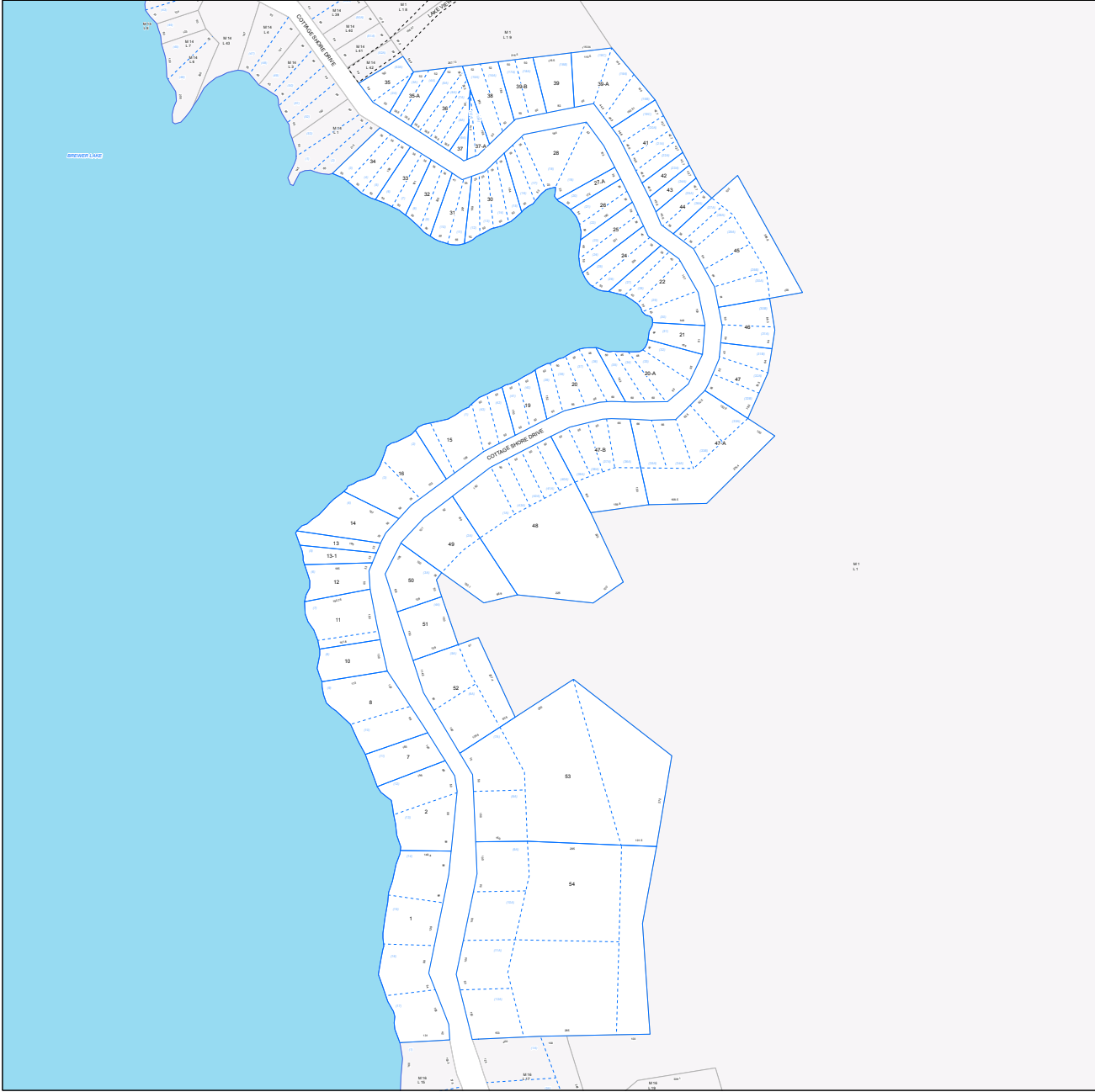
 Boundary

Holden Brewer Lake Greenlaw Lots

Maine, AC +/-



Boundary



Tax Map
15



HOLDEN
MAINE



- Parcel
- Front Street
- Easement
- Utility Right of Way
- Public Right of Way
- Private Right of Way
- Railroad Right of Way
- Town Boundary
- Original Parcel Line
- Lake/ Pond
- Parcel Number
- Unplanned Parcel Number
- Subdivision
- Survey Lot Number

NOT INTENDED FOR USE WITHOUT PLANIMETER ONLY.
SHEETS ARE PRINTED TO SCALE. APPROXIMATE DIMENSIONS
ARE GIVEN FOR REFERENCE ONLY. DIMENSIONS SHOWN
ON THIS MAP ARE APPROXIMATE AND SHOULD NOT BE USED
FOR CONSTRUCTION OR SURVEYING PURPOSES. FOR MORE
INFORMATION CONTACT THE TOWN ENGINEER AT 603-882-2200
WWW.HOLDENMAINE.GOV

SHEET INDEX



PROPERTY LOCATED AT: M15 L1 Cottage Shore Dr, Holden,

PROPERTY DISCLOSURE – LAND ONLY

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 – 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 your 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: _____

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

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

Comments: **Information provided to the best of the sellers knowledge**

Source of information: **Seller**

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL:..... Yes No Unknown

RADIOACTIVE MATERIAL:..... Yes No Unknown

METHAMPHETAMINE:..... Yes No Unknown

Comments: **Information provided to the best of the sellers knowledge**

Source of information: **Seller**

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

Buyer Initials _____

Page 1 of 3

Seller Initials KG BG

PROPERTY LOCATED AT: M15 L1 Cottage Shore Dr, Holden,

SECTION II – 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: Property subject to pedestrian recreational easements on either end of property. Lots 14 & 17, see attached survey

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? Association

Road Association Name (if known): Brewer Lake Shores

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... Yes No Unknown

If Yes, explain: Resource protection

Source of information: Public record

Is the property the result of a division within the last 5 years (i.e. subdivision)? Yes No Unknown

If Yes, explain: _____

Source of information: Public Record

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... Yes No Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

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

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

Has the property ever been soil tested?..... Yes No Unknown

If Yes, are the results available?..... Yes No Unknown

Are mobile/manufactured homes allowed?..... Yes No Unknown

Are modular homes allowed?..... Yes No Unknown

Source of information: Seller

Additional Information: Information provided to the best of the sellers knowledge

Buyer Initials _____

Seller Initials KG BG

PROPERTY LOCATED AT: M15 L1 Cottage Shore Dr, Holden,

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... Yes No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

Brad Greenlaw 06/11/2024
SELLER DATE
Brad Greenlaw

Kimberly Greenlaw 06/11/2024
SELLER DATE
Kimberly Greenlaw

SELLER DATE

SELLER DATE

I/We have read and received a copy of this disclosure 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

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WARRANTY DEED
DLN: 1002140178379

JAMES F. GERO and CATHERINE A. GERO, whose mailing address is 2000 Murifield Avenue, Rockwall, TX 75087, grant to KIMBERLY ANN JOHNSON and BRAD NORTON GREENLAW, whose mailing address of 30 Greenwood Drive, Brewer, Maine 04412, with Warranty Covenants, as joint tenants, certain lots or parcels of land, together with any buildings or improvements thereon, situate in said Holden, Penobscot County, Maine, and more particularly described as follows:

PARCEL ONE:

Lots 14 & 15, Section 3 (0.98 acres on west side on Brewer Lake Shores Drive)

A certain lot or parcel of land on the westerly side of Brewer Lake Shores Drive and on the easterly shore of Brewer Lake in Holden, County of Penobscot, State of Maine, being Lots 14 and 15 of a subdivision plan prepared by James W. Sewall Company titled "Revised Survey Plan, Section 3, Brewer Lake Shores, Holden, Penobscot County, Maine, January 24, 1972" and recorded in the Penobscot County Registry of Deeds in Plan File #19. Said Lots 14 and 15 being more particularly bounded and described as follows:

Beginning at a #5 rebar set on the westerly sideline of said Brewer Lake Shores Drive at the northeasterly corner of said Lot 14;

thence S 21° 31' 25" W, along said westerly sideline of Brewer Lake Shores Drive, a distance of 76.00 feet;

thence S 28° 31' 25" W, along said westerly sideline of Brewer Lake Shores Drive, a distance of 215.00 feet to a #5 rebar set at the southeasterly corner of said Lot 15;

thence N 70° 28' 35" W, along the southerly line of said Lot 15 and being the northerly line of Lot 16 of said plan, a distance of 128.57 feet to a #5 rebar set;

thence N 70° 28' 35" W, along said southerly line of Lot 15, a distance of 7 feet, more or less, to the high water line of said Brewer Lake;

thence northerly, along said high water line of Brewer Lake, a distance of 295 feet, more or less, to the northerly line of said Lot 14;

thence S 70° 28' 35" E, along said north line of Lot 14 and being the southerly line of Lot 13 of said plan, a distance of 14 feet, more or less, to a #5 rebar set and being N 28° 55' 23" E a distance of 292.23 feet from the last mentioned #5 rebar set;

thence S 70° 28' 35" E, along said north line of Lot 14, a distance of 117.13 feet to the point of beginning.

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Containing 0.98 acres. N O T
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ALSO CONVEYED herewith is any right, title, and interest to the land between the high water line and low water line of Brewer Lake between the extensions of the northerly and southerly lines of the above conveyed premises.

ALSO CONVEYING any and all interest in and to the easement marked "R/W to Lot 15" on said Plan File #19, this easement being a so-called paper street shown on the plan and never developed.

PARCEL TWO:

Lots 9A & 10A, Section 3 (1.02 acres on east side of Brewer Lake Shores Drive)

A certain lot or parcel of land on the easterly side of Brewer Lake Shores Drive in Holden, County of Penobscot, State of Maine, being Lots 9A and 10A of a subdivision plan prepared by James W. Sewall Company titled "Revised Survey Plan, Section 3, Brewer Lake Shores, Holden, Penobscot County, Maine, January 24, 1972" and recorded in the Penobscot County Registry of Deeds in Plan File #19. Said Lots 9A and 10A being more particularly bounded and described as follows:

Beginning at a #5 rebar set on the easterly sideline of said Brewer Lake Shores Drive at the northwesterly corner of said Lot 9A;

thence S 73°28' 35" E, along the northerly line of said Lot 9A and being the southerly line of Lot 8A of said plan, a distance of 150.00 feet to a #5 rebar set;

thence S 15° 46' 25" W, along the easterly line of said Lot 9A, a distance of 101.60 feet;

thence S 28°03' 36" W, along the easterly lines of said Lots 9A and 10A, a distance of 198.03 feet to a #5 rebar set at the southeasterly corner of said Lot 10A;

thence N 73° 28' 35" W, along the southerly line of said Lot 10A and being the northerly line of Lot 11A of said plan, a distance of 152.00 feet to a #5 rebar set on said easterly sideline of Brewer Lake Shores Drive;

thence N 28°31' 25" E, along said easterly sideline of Brewer Lake Shores Drive, a distance of 200.00 feet;

thence N 15°46' 25" E, along said easterly sideline of Brewer Lake Shores Drive, a distance of 100.00 feet to the point of beginning.

Containing 1.02 acres.

1.98 acres abutting the easterly side of Lots 9A and 10A

A certain lot or parcel of land situated easterly of Brewer Lake Shores Drive in Holden, County of Penobscot, State of Maine, bounded and described as follows:

Beginning at a #5 rebar set at the northeasterly corner of Lot 9A of a subdivision plan prepared by James W. Sewall Company titled "Revised Survey Plan, Section 3, Brewer Lake Shores, Holden, Penobscot County, Maine, January 24, 1972" and recorded in the Penobscot County Registry of Deeds in Plan File #19;

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thence S 15° 46' 25" W, along the easterly line of said Lot 9A, a distance of 101.60 feet;
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thence S 28° 03' 36" W, along the easterly lines of said Lot 9A and Lot 10A of said plan, a distance of
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198.03 feet to a #5 rebar set at the southeasterly corner of said Lot 10A;

thence S 73° 28' 35" E, along an extension of the boundary line between said Lot 10A and Lot 11A of said
plan, a distance of 313.37 feet;

thence N 18° 26' 59" E a distance of 295.79 feet;

thence N 73° 28' 35" W, along an extension of the boundary line between said Lot 9A and Lot 8A of said
plan, a distance of 285.00 feet to the point of beginning.

Containing 1.98 acres.

PARCEL THREE:

Lots 16 & 17, Section 3 (0.89 acres on west side of Brewer Lake Shores Drive)

A certain lot or parcel of land on the westerly side of Brewer Lake Shores Drive and on the easterly shore of Brewer Lake in Holden, County of Penobscot, State of Maine, being Lots 16 and 17 of a subdivision plan prepared by James W. Sewall Company titled "Revised Survey Plan, Section 3, Brewer Lake Shores, Holden, Penobscot County, Maine, January 24, 1972" and recorded in the Penobscot County Registry of Deeds in Plan File #19. Said Lots 16 and 17 being more particularly bounded and described as follows:

Beginning at a #5 rebar set on the westerly sideline of said Brewer Lake Shores Drive at the northeasterly corner of said Lot 16;

thence S 28° 31' 25" W, along said westerly sideline of Brewer Lake Shores Drive, a distance of 86.00 feet;

thence S 4° 28' 35" E, along said westerly sideline of Brewer Lake Shores Drive, a distance of 162.00 feet;

thence S 13° 01' 25" W, along said westerly sideline of Brewer Lake Shores Drive, a distance of 42.00 feet to a #5 rebar set at the southeasterly corner of said Lot 17;

thence N 76° 58' 35" W, along the southerly line of said Lot 17, a distance of 131.00 feet to a #5 rebar set;

thence N 76° 58' 35" W, along said southerly line of Lot 17, a distance of 4 feet, more or less, to the high water line of Brewer Lake;

thence northerly, along said high water line of Brewer Lake, a distance of 300 feet, more or less, to the northerly line of said Lot 16;

thence S 70° 28' 35" E, along said northerly line of Lot 16 and being the southerly line of Lot 15 of said plan, a distance of 7 feet, more or less to a #5 rebar set and being N 8° 39' 04" E, a distance of 294.79 feet from the last mentioned #5 rebar set;

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thence S 70° 28' 35" E, along said northerly line of Lot 16, a distance of 128.57 feet to the point of beginning.

Containing 0.89 acres.

ALSO CONVEYED herewith is any right, title, and interest in and to the land between the high water line and low water line of Brewer Lake between the extensions of the northerly and southerly lines of the above conveyed premises.

PARCEL FOUR:

Lots 11A & 12A, Section 3 (1.03 acres on east side of Brewer Lake Shores Drive)

A certain lot or parcel of land on the easterly side of Brewer Lake Shores Drive in Holden, County of Penobscot, State of Maine, being Lots 11A and 12A of a subdivision plan prepared by James W. Sewall Company titled "Revised Survey Plan, Section 3, Brewer Lake Shores, Holden, Penobscot County, Maine, January 24, 1972" and recorded in the Penobscot County Registry of Deeds in Plan File #19. Said Lots 11A and 12A being more particularly bounded and described as follows:

Beginning at a #5 rebar set on the easterly sideline of said Brewer Lake Shores Drive at the northwesterly corner of said Lot 11A;

thence S 73° 28' 35" E, along the northerly line of said Lot 11A and being the southerly line of Lot 10A of said plan, a distance of 152.00 feet to a #5 rebar set at the northeasterly corner of said Lot 11A;

thence S 27° 48' 55" W, along the easterly line of said Lot 11A, a distance of 101.11 feet;

thence S 5° 31' 25" W, along the easterly line of said Lot 11A and Lot 12A of said plan, a distance of 200.00 feet to a #5 rebar set at the southeasterly corner of said lot 12A;

thence N 72° 58' 35" W, along the southerly line of said Lot 12A, a distance of 153.00 feet to a #5 rebar set on said easterly sideline of Brewer Lake Shores Drive;

thence N 5° 31' 25" E, along said easterly sideline of Brewer Lake Shores Drive, a distance of 200.00 feet;

thence N 28° 31' 25" E, along said easterly sideline of Brewer Lake Shores Drive, a distance of 100.00 feet to the point of beginning.

Containing 1.03 acres.

2.13 acres abutting the easterly side of Lots 11A and 12A

A certain lot or parcel of land situated easterly of Brewer Lake Shores Drive in Holden, County of Penobscot, State of Maine, bounded and described as follows:

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Beginning at a #5 rebar set at the northeasterly corner of Lot 11A of a subdivision plan prepared by James W Sewall Company titled "Revised Survey Plan, Section 3, Brewer Lake Shores, Holden, Penobscot County, Maine, January 24, 1972" and recorded in the Penobscot County Registry of Deeds in Plan File #19;
C O P Y

thence S 27° 48' 55" W, along the easterly line of said Lot 11A, a distance of 101.11 feet;

thence S 5°31' 25" W, along the easterly lines of said Lot 11A and Lot 12A of said plan, a distance of 200.00 feet to a #5 rebar set at the southeasterly corner of said Lot 12A;

thence S 72° 58' 35" E, along an extension of the southerly boundary line of said Lot 12A, a distance of 285.00 feet;

thence N 18°26' 59" E, a distance of 298.13 feet;

thence N 73°28' 35" W, along an extension of the boundary line between said Lot 11A and Lot 10A of said plan, a distance of 313.37 feet to the point of beginning.

Containing 2.13 acres.

The above described Parcels One through Four are conveyed SUBJECT, HOWEVER, to the condition that no mobile homes or similar manufactured homes shall be placed upon the Lots and that any building constructed on the Lots shall have a suitable foundation, that being a concrete slab of a least six (6) inches or a full concrete foundation or frost wall.

ALSO CONVEYING herewith as appurtenant to the premises described above as Parcels One through Four, a right of way, for all purposes of a way, including utility services, from the public way known as the Copeland Hill Road, over the existing roadway and over the roadways shown on the plans titled "Survey Plan, Section 1, Brewer Lake Shores" and "Survey Plan, Section 2, Brewer Lake Shores", both dated January 28, 1966 and recorded in Map Book 23, Pages 100-102; and the survey plan titled "Revised Survey Plan, Section 3, Brewer Lake Shores, Holden, Penobscot County, Maine, January 24, 1972" recorded in the Penobscot County Registry of Deeds in Plan File #19, to the premises herein described. Reference may also be had to the deed given by Brewer Lake Shores, Inc. and Richard Feltham to Eastbrook Timber Co., Inc. dated January 4, 2002 and recorded in the Penobscot County Registry of Deeds at Book 8028, Page 147, for a more specific description of said rights of way. Included in this easement is the right to run utilities across the road or under the easement.

ALSO CONVEYING herewith as appurtenant to the premises described above as Parcels One through Four, the right to use all common beach facilities shown on the plans titled "Survey Plan, Section 1, Brewer Lake Shores" and "Survey Plan, Section 2, Brewer Lake Shores", both dated January 28, 1966 and recorded in Map Book 23, Pages 100 - 102; and as shown on the plan titled "Survey Plan, Section 5, Brewer Lake Shores", dated April 11, 1971 and recorded in Map File #25 on May 4 1972.

EXCEPTING any fee to that portion of the roadway known as Brewer Lake Shores Drive, a/k/a Cottage Lake Shore Drive as shown on said Plan File #19 but subject to the grantee's rights of way as set forth herein.

Meaning and intending to convey hereby Lots 14, 15, 16, 17, 9A, 10A, 11A and 12A depicted on a certain survey of Section 3, Brewer Lake Shores, Holden, Penobscot County, Maine, by James W. Sewall Co., dated January 24, 1972 and recorded in Map File 19, Penobscot County Registry of Deeds. The specific descriptions herein are based on an updated survey by Webber Surveying Inc. of Charleston Maine for Eastbrook Timber Co., Inc. The specific Webber survey

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descriptions shall control and supersede any inconsistencies between that survey and said Map File 19. The description set forth herein by Webber Surveying, Inc. also includes additional land that adjoins Lots 9A, 10A, 11A and 12A.
O F F I C I A L

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For Grantors' source of title to Parcels One through Four described above, reference is hereby made to the deed given by Eastbrook Timber Co., Inc. to James F. Gero and Catherine A. Gero, dated June 17, 2003 and recorded in the Penobscot County Registry of Deeds at Book 8796, Page 49.
C O P Y

PARCEL FIVE:

A certain lot or parcel of land situated in Holden, County of Penobscot, State of Maine, bounded and described as follows:

Beginning at a #5 rebar set at the northeasterly corner of land described as Parcel #2 of a deed from Eastbrook Timber Co., Inc., to James F. Gero and Catherine A. Gero dated June 17, 2003 and recorded in the Penobscot County Registry of Deeds in Book 8796, Page 49;

thence S 40° 00' 00" E a distance of 348.40 feet to a #5 rebar set;

thence S 27° 16' 04" W a distance of 438.87 feet to a #5 rebar set;

thence S 15° 14' 21" W a distance of 430.57 feet to a #5 rebar set;

thence N 72° 58' 35" W a distance of 100.00 feet to the southeasterly corner of Parcel #6 of said deed recorded in Book 8796, Page 49;

thence N 18° 26' 59" E, along Parcel #6 of said deed, a distance of 298.13 feet;

thence N 18° 26' 30" E, along Parcel #4 of said deed, a distance of 295.79 feet;

thence N 0° 14' 22" W, along Parcel #2 of said deed, a distance of 479.74 feet to the point of beginning.

Containing 2.74 acres.

EXCEPTING from the above described Parcel Five, those premises described as Parcel 3 in the deed from James F. Gero and Catherine A. Gero to Lynn B. Hughes and Tracey T. Hughes, dated January 19, 2007 and recorded in the Penobscot County Registry of Deeds at Book 10813, Page 222, containing 1.54 acres, more or less.

For Grantors' source of title as to Parcel Five above described, reference may be had to the deed from Eastbrook Timber Co., Inc. to James F. Gero and Catherine A. Gero, dated January 20, 2005 and recorded in the Penobscot County Registry of Deeds at Book 9725, Page 265.

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

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This conveyance is made subject to the property taxes assessed against the premises which said taxes are to be
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prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 MRS § 558.

WITNESS our hands this 29TH day of December, 2021.

SIGNED AND DELIVERED
IN PRESENCE OF:

James F. Gero

Catherine A. Gero

STATE OF Maine

COUNTY OF Penobscot

December 29, 2021

Personally appeared the above-named James F. Gero and acknowledged the foregoing instrument to be his free act and deed.

Before me, [Signature]

Notary Public/Attorney at Law
Printed name as signed: Gregory P. Durr
Commission Expires: _____



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

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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.