

RURAL NEW ENGLANDER

RECREATIONAL | HOMESTEAD | PRIVATE

3-Bed, 1-Bath

132 Sebec Village Road
Sebec, Maine

3-Car Garage



\$214,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM

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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Are you seeking a homestead or vacation property in Maine with a rich history and a peaceful, rural setting? Look no further! Come explore this classic New Englander-style home, nestled on 2.13 acres, featuring a large garden area, a chicken coop, and a spacious 3-car garage.

LOCATION Welcome to 132 Sebec Village Road in the quaint town of Sebec, with a population of just 665. Located only 8 miles from Dover Foxcroft, you will find convenient access to the local school system of RSU 68, Mayo Regional Hospital, an ice arena, shopping, and other essential services. For more urban amenities, Bangor is 37 miles away, offering excellent restaurants, entertainment, and a safe, quiet urban atmosphere. And if you are planning a trip to Boston, it is just a 3-hour and 55-minute drive, 243 miles away.

Sebec's name is derived from the Abnaki language meaning "Great Lake." This area is steeped in history, being one of the six townships granted to Bowdoin College by Massachusetts in 1794, and first settled in 1803 by Ezekiel Chase making the first incorporated town in Piscataquis County. Being Maine's least populated county, this region is a haven for those who cherish uncrowded large cold clear lakes, remote forests, mountains, and hiking trails.



MLS# 1595098

www.lifestylepropertiesofmaine.com

REGIONAL POINTS OF INTEREST Outdoor enthusiasts will delight in the nearby recreational opportunities:

- Just 2.7 miles to the nearest boat landing on Sebec Lake, boasting 6,800 acres and a depth of 155 feet, perfect for boating with any size boat and quality fishing for lake trout, salmon, and trophy smallmouth bass fishing.
- Only 13.6 miles to Lakeview Plantation landing on Schoodic Lake, with 7,168 acres and a depth of 188 feet, this lake offers similar boating fishing experiences.
- A short drive of less than an hour (41 miles) to Moosehead Lake, Maine's largest lake at 74,890 acres and 246 feet deep, home to landlocked salmon, lake trout, brook trout, and burbot.
- 30 miles to the entrance of the 100-mile wilderness trailhead on the Appalachian Trail.
- 24.5 miles to the KI gate of the North Maine Woods.



**Lifestyle
Properties
of Maine**

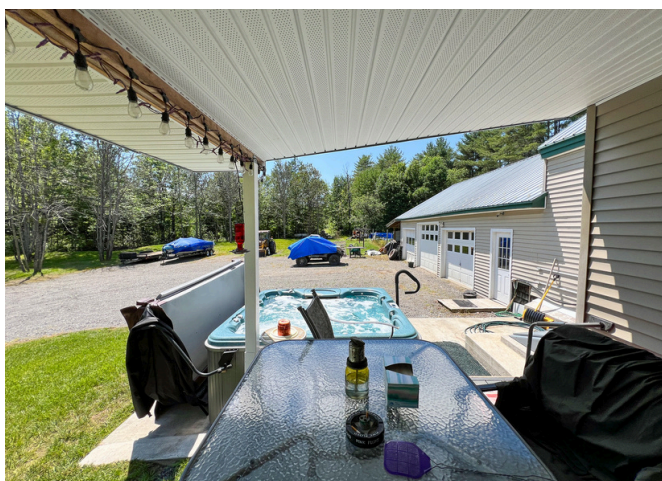
A GREAT LOT The property itself is a treasure. With 2.13 acres and 385 feet of road frontage, privacy is abundant. The land features a garden plot, a chicken coop, beautiful landscaping, and a reliable drilled well.





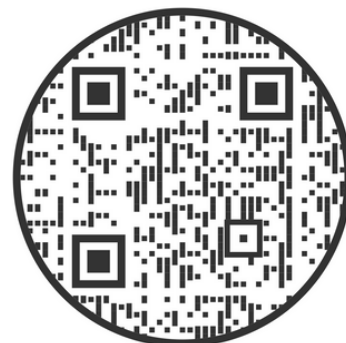
HOME The home offers 2 to 3 bedrooms, 1 bathroom, and 1,408 square feet of living space. Featuring some recent upgrades the home maintains all the character you would expect from a home built over 120 years ago. Enjoy the added luxuries of a hot tub, a heated porch area, and heating with both FHA oil and a wood stove.

The 3-car garage has room for your vehicles and work shop space, plus the attached carport for boat and equipment storage, ensures ample space for all your needs.



Do not miss out on the opportunity to own this unique piece of Maine's scenic countryside. Come see it today!

Like what you see?
Scan to subscribe
to our monthly
newsletter



MLS# 1595098



132 SEBEC VILLAGE ROAD, SEBEC

PRICE **\$214,900**

TAXES \$1010/2024

SIZE 1,408 SQFT BUILT IN 1900

HOW FAR TO...



Shopping | Dover Foxcroft, 8± miles



Hospital | Northern Light, 8± miles



Airport | Bangor, 36± miles



Interstate | Exit #157, 35± miles



City | Bangor, 38± Miles



Boston | 243± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Phil McPhail, ALC

DESIGNATED BROKER | ALC | REALTOR®



207.290.0372 cell



207.794.6164 office

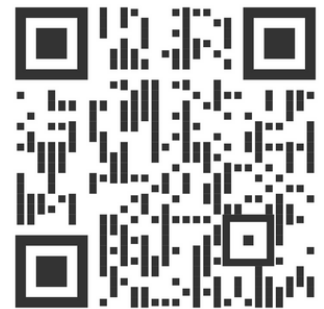


phil2@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Phil's
bio and other
listings



Testimonial:

'Phil and his team engender trust with their enthusiasm, 7day/wk availability, and knowledge of the local area and the market. They've gone beyond the basic level of service to ensure potential buyers see the best features of a property and they insist the seller is part of the marketing process. They truly are a partner in the seller's corner. They offer experience based opinions re: potential and real offers. If you want the selling process to be pleasant AND profitable in today's market---then make United Country LifeStyle Properties of Maine is your realtor!'

Kelly Simmons



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

County Sheriff
(207) 564-6535

Fire

Volunteer
911

Town Office

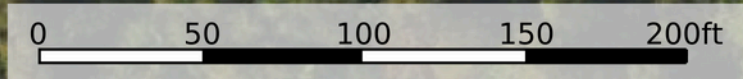
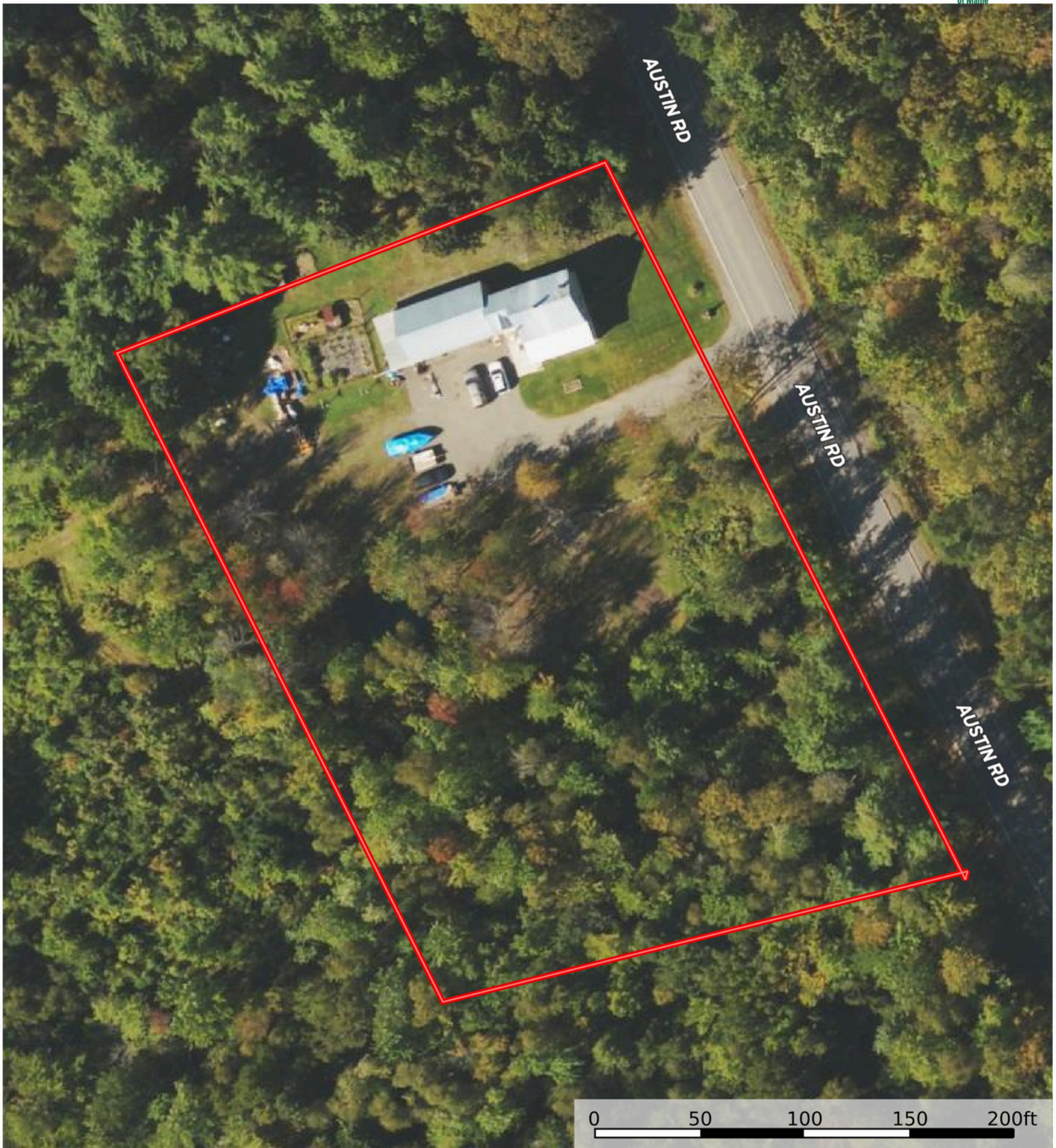
29 North Road
(207) 564-8367
Monday 3pm-7pm
Tuesday 830am-1230pm
Friday 830am-1230pm
Saturday 830am-1230pm

Tax Assessor

RJD Appraisals
(207) 564-8367

Code Enforcement

Keith Doore
(207) 343-1669



Boundary

Sebec - 132 Sebec Village Rd

Piscataquis County, Maine, 2.13 AC +/-



 Boundary

Sebec - 132 Sebec Village Rd

Piscataquis County, Maine, 2.13 AC +/-



Boundary

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: 6/12/24 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: South side of home - 3' 4" - under planter
Installed by: unknown
Date of Installation: unknown

USE: Number of persons currently using system: 2
Does system supply water for more than one household? Yes No Unknown

Comments: _____

Source of Section I information: seller

Buyer Initials _____ Page 1 of 7 Seller Initials AM AM

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: North of house OR Unknown
Date installed: unknown Date last pumped: MAY 2024 Name of pumping company: G & P Septic
Have you experienced any malfunctions? Yes No
If Yes, give the date and describe the problem: _____

Date of last servicing of tank: N/A Name of company servicing tank: _____
Leach Field: Yes No Unknown
If Yes, Location: unknown
Date of installation of leach field: _____ 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: _____
Source of Section II information: seller

Buyer Initials _____ Page 2 of 7 Seller Initials om JM

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	FHA	Wood stove		
Age of system(s) or source(s)	unknown	unknown		
TYPE(S) of Fuel	oil	wood		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	2 1/2 - Tanks.	4 1/2 - Cords		
Name of company that services system(s) or source(s)	A.E Robinson	none		
Date of most recent service call		none		
Malfunctions per system(s) or source(s) within past 2 years	New controller 2 1/2 years	none		
Other pertinent information	none	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 Unknown **3**

 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: FALL 2023

Direct/Power Vent(s): Yes No Unknown

 Has vent(s) been inspected? Yes No Unknown

 If Yes, date: _____

Comments: _____

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: _____

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

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

Comments: _____

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: _____

Source of information: Seller

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: 6/14/24 By: Alliance Home Inspections

Results: 1.3 p/L

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: Seller

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

Comments: _____

Source of information: _____

Buyer Initials _____

Seller Initials AM AM

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: _____

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: _____

Source of information: Seller

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? Yes No Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Are there any tax exemptions or reductions for this property for any reason including but not limited to:
Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....

Yes No Unknown

If Yes, explain: Homestead

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: 1900 +/-

What year did Seller acquire property? 2015

Roof: Year Shingles/Other Installed: unknown

Water, moisture or leakage: none

Comments: n/a

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: _____

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

If Yes, are test results available? Yes No

Comments: _____

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: _____

Comments: Occasional mitch

Source of Section V information: seller

Buyer Initials _____

Seller Initials DM AM

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.

 6-23-24
SELLER DATE
James Mitchell

 6-23-24
SELLER DATE
Amanda Mitchell

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



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN James Mitchell, Amanda Mitchell (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 132 Sebec Village Rd, Sebec, ME 04481

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 Mitchell</u>	Date	<u>6-23-24</u>
Buyer	Date	<u>Amanda Mitchell</u>	Date	<u>6-23-24</u>
Buyer	Date	Seller	Date	
Buyer	Date	Seller	Date	
Agent	Date	Agent Philip McPhail	Date	

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QUITCLAIM DEED WITH COVENANT
(Special Warranty Deed)

KNOW ALL BY THESE PRESENTS, that **Fannie Mae A/K/A Federal National Mortgage Association**, with a mailing address of P.O. Box 650043, Dallas, TX 75265-0043, (GRANTOR), for consideration paid, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto **James F. Mitchell and Amanda K. Johnston, as joint tenants**, with a mailing address of 1300 Hemlock Drive, Reedsburg, WI 53959 (GRANTEE), their heirs and assigns forever, WITH QUITCLAIM COVENANT, that certain lot or parcel of land, with any buildings thereon, located at 132 Sebec Village Road, in the Town of Sebec, County of Piscataquis, and State of Maine, as more fully described in Exhibit A attached hereto.

See Attached Exhibit A

Meaning and intending to convey the same premises conveyed to the within grantor by Foreclosure Deed dated November 7, 2014 and recorded on December 3, 2014 in the Piscataquis County Registry of Deeds in Book 2340, Page 186.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$27,600.00 for a period of 3 month(s) from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$27,600.00 for a period of 3 month(s) from the date of the recording of this deed. These restrictions shall run with the land and are not personal to Grantee. This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

ME REAL ESTATE TRANSFER
TAX PAID

IN WITNESS WHEREOF, the said Fannie Mae A/K/A Federal National Mortgage Association has caused these presents to be signed and sealed this 26th day of February, 2015.

Fannie Mae A/K/A Federal National Mortgage Association By Shapiro & Morley, LLC as Attorney-in-Fact

By: Trica A. Spinney
Print Name: Trica A. Spinney
Its: Post Judgment/REO Supervisor

State of Maine
County of Cumberland

Personally appeared before me this 26th day of February, 2015, Trica Spinney, Post Judgment/REO Supervisor of the above named Shapiro & Morley, LLC, as Attorney-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association, and acknowledged the foregoing to be his/her free act and deed in said capacity.

Christie A. Ladd
Notary Public
Print Name:
My Commission Expires:

Christie A. Ladd
Notary Public, Maine
My Commission Expires
September 5, 2021

Trica Spinney
Shapiro & Morley
707 Sable Oaks Dr. Ste 250
PO Portland 04106

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situate in the Town of Sebec, County of Piscataquis, and State of Maine, on the westerly side of the road leading from Sebec Corner to Sebec Village, being part of the northeast quarter of Town Lot 4, Range 6, more specifically bounded and described as follows:

Beginning on the westerly side of said road at the northeast corner of land of E.B. Prokop, marked by a cedar post; thence North Eighty-five Degrees West (N 85° W) by the northerly line of said Prokop Two Hundred Fifty-eight (258) feet to an iron pin; thence North Seven Degrees Thirty Minutes West (N 7° 30' W) Three Hundred Forty-eight (348) feet to an iron pin; thence North Eighty-seven Degrees Thirty Minutes East (N 87° 30' E) Two Hundred Fifty (250) feet to an iron pin on the westerly side of said road; thence South Seven Degrees Thirty Minutes East (S 7° 30' E) by the westerly side of said road Three Hundred Eighty-five (385) feet to the point of beginning.

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

Being the same premises as described in the deed from Richard M. Labbe and Thomas Moonlight to Charles Ripley dated January 31, 2006 and recorded in the Piscataquis County Registry of Deeds, Book 1722 Page 210.

Piscataquis County
Recorded
Apr 07, 2015 11:08:26A
Linda M. Smith
Register of Deeds



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:

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 _____
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.



Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine



@lifestyleproperties · 54.8K subscribers · 813 videos

Maine Real Estate property listings | Interested in residential, land, recreational, hunting, wa... >

lifestylepropertiesofmaine.com and 3 more links

Subscribed



Do you need to sell your Maine property?



Scan the code to learn how to get the most money for your property, with the least amount of hassle.

Testimonial

“We are extremely pleased with the service that we received from United Country Lifestyle Properties of Maine in marketing our farm property. They produced a very high quality video of our farm that got 63K views on their YouTube Channel that resulted in dozens of contacts from potential buyers and the eventual sale of our farm.”

Allen LeBrun, *Previous Client*