

# HISTORIC RIVERFRONT HOME

COASTAL | YEAR-ROUND | MILL RIVER

Historic Home

**36 Mill Street  
Harrington, Maine**

Waterfront



**\$258,000**

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# Table of **CONTENTS**

**03**

**PROPERTY DETAILS & DESCRIPTION**

**06**

**MEET YOUR AGENT**

**07**

**MUNICIPAL CONTACTS**

**08**

**MAPS**

**15**

**PROPERTY DISCLOSURE**

**22**

**DEED**

Scan to view the  
full property details  
and video!





*Photography by Mayhem Media*

Said to be the 3rd oldest home in Harrington, this 1821, 3-bedroom cape has 250 feet of frontage on Mill River, offers 3 bedrooms and a 28 x 32 gambrel garage with a large open space upstairs for your creativity to take over to form it into your future workspace, art studio, guest quarters or maybe a rental. Large back yard would make a wonderful garden spot with its view to the river.

Updated 1821 cape on the bank of Mill River in Harrington. This is said to be the 3rd oldest house in the town. You have 0.8 acres of open field with 250 feet along the shore of the tidal river offering a wonderful peaceful yard behind your home for a garden or just to enjoy the space.

The home has a front entrance room that has the laundry hookups as well as a sitting area, that opens into the kitchen with its breakfast bar. The dining room has plenty of space and it has a large living room with a propane fireplace. Upstairs has 3 bedrooms and a full bath. The 28 x 32 gambrel roof garage awaits your creativity to bring it to its peak. The space calls for you to do something with it... art studio, rec room or maybe even a rental apartment. The area does well with Air B & B's, so the property would be a great investment for that or as your own home. If looking for an investment home for rental purposes, it is worth noting that there are multiple hospitals and medical facilities within an hour's drive of this property.



The "Wreath Capital" of the world, Harrington was established in 1796 and truly is the outdoors persons paradise. The scenic coastline, rivers & streams give endless hours of enjoyment for anyone who enjoys the water from land or boat. This is a perfect area for fishing, boating and kayaking as well as offering lots of accessibility to parks and trails within easy reach. The Frank E. Woodworth Preserve on Ripley Point has 130 acres with trails to hike and a beach to enjoy as well as being close to Schoodic and Acadia National Park. The Downeast Sunrise trail crosses through Harrington with its 80 miles of old rail bed to enjoy 4-wheeling, snowmobiles, hiking, skiing or horseback riding.



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# 36 MILL STREET, HARRINGTON

PRICE **\$258,000**

TAXES \$2065.53/2023

SQ FT 1500± YEAR BUILT 1821

## HOW FAR TO...



Shopping | Milbridge, 5± miles



Hospital | Down East, 22± miles



Airport | Bar Harbor, 40± miles



Interstate | Exit #182A, 65± miles



City | Ellsworth, 35± Miles



Boston | 196± miles



KITCHEN



LIVING ROOM



DECK



DINING ROOM



# Janine Hawkins

Broker | REALTOR®



207.263.9089 cell



207.794.6164 office

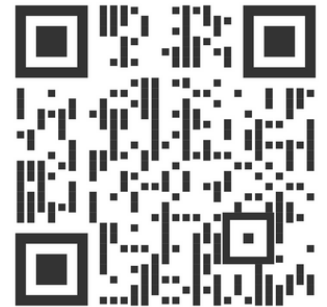


janine@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view  
Janine's bio and  
other listings



## Testimonial:

'Janine helped us to find the perfect home. She is an expert in her field and she absolutely helped us navigate our move to Maine and familiarized us with the area. We came to think of her as a friend. She has a genuine desire to help her clients make their new house a home. Circumstances for us have changed and we moved. Janine is now getting our listing. She is a person we feel we can trust. She is dedicated and approachable. She is professional yet friendly. No matter what your real estate need is, this is your agent. You can do no better. She also makes good donuts.'

**Joel & Lisa Purcell**



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# MUNICIPAL CONTACTS

## Police

911

## Fire

911

## Town Office

114 East Main St  
207-483-2061  
Monday - Friday 9am-5pm  
Harringtonmaine@gmail.com

## Tax Assessor

Joel Strout  
(207) 483-4097

## Code Enforcement

Town Office  
(207) 483-2734

# 36 Mill Street, Harrington (Lashanda Alley Perry)

Maine, AC +/-



 Boundary



# 36 Mill Street, Harrington (Lashanda Alley Perry)

Maine, AC +/-



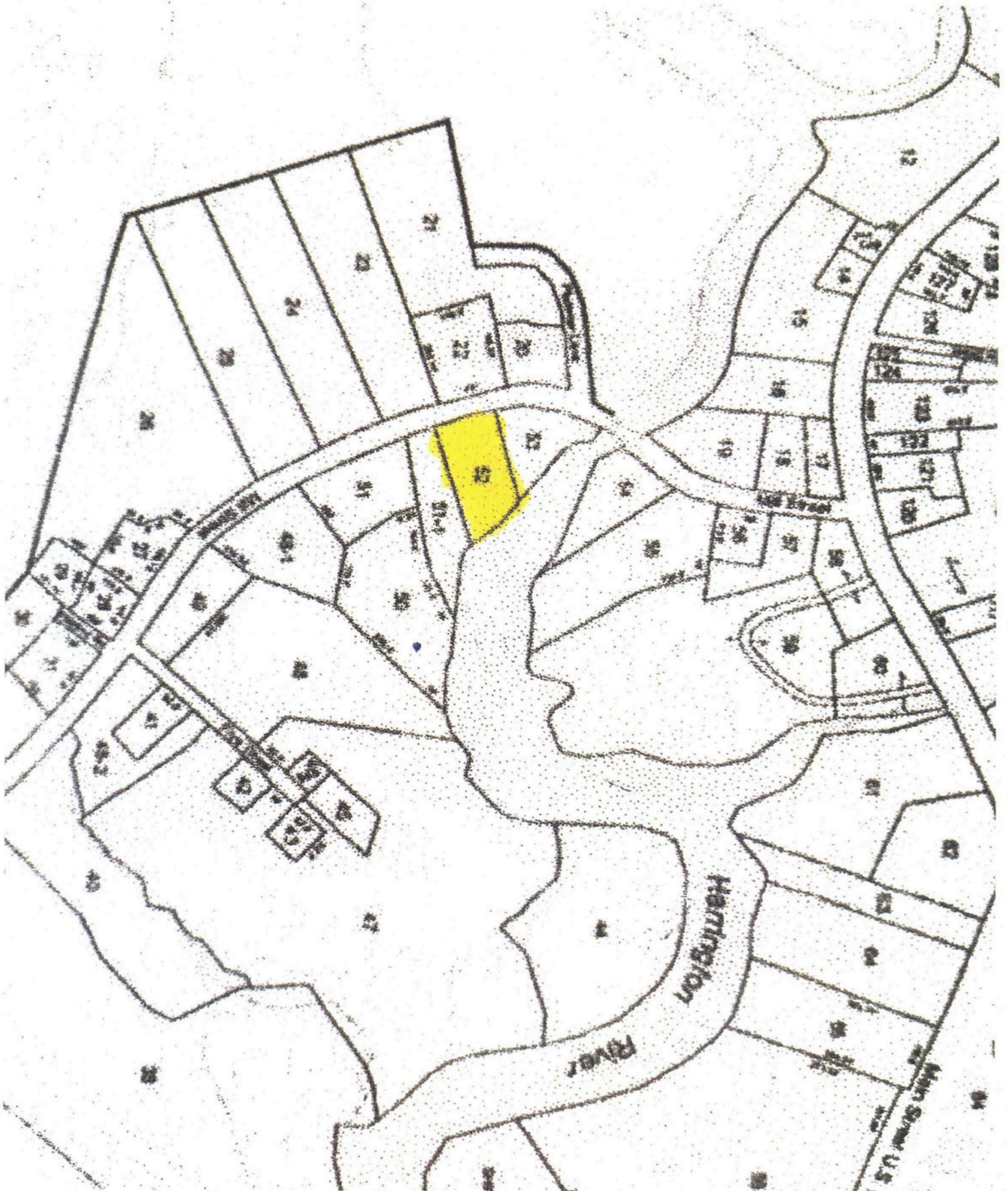
 Boundary

# 36 Mill Street, Harrington (Lashanda Alley Perry)

Maine, AC +/-



 Boundary





PERRY, LASHAUNDA ALLEY  
 65 MORELAND AVENUE #1  
 BRATTLEBORO VT 05301

B4961P57  
 Previous Owner  
 ROBINSON, ALAN D &  
 ROBINSON, RENEE B (JT)  
 PO BOX 150  
 HARRINGTON ME 04643  
 Sale Date: 10/19/2022

Previous Owner  
 ROBINSON, KENNETH  
 ROBINSON, GLENNA  
 PO BOX 116  
 HARRINGTON ME 04643  
 Sale Date: 1/05/2020

Property Data	
Neighborhood	460 MILL STREET
Tree Growth Year	0
TG EXPIRES	0
Current Use	0
Zone/Land Use	20 Residential In Town
Secondary Zone	32 & Shoreland Freshwater
Topography	3 Above Street 2 Rolling
1.Level	4.Below St 7.LevelBog
2.Rolling	5.Low 8.
3.Above St	6.Swampy 9.No FRT
Utilities	2 Public Water 6 Septic System
1.Public	4.Dr Well 7.Cesspool
2.Water	5.Dug Well 8.
3.Sewer	6.Septic 9.None
Street	1 Paved
1.Paved	4.Proposed 7.
2.Semi Imp	5.R/O/W 8.
3.Gravel	6. 9.None
TG PLAN YEAR	0
TAX STABILIZATION	0

Sale Data	
Sale Date	10/19/2022
Price	190,000
Sale Type	2 Land & Buildings
1.Land	4.Mobile 7.C/I L&B
2.L & B	5.Other 8.
3.Building	6.C/I Land 9.
Financing	9 Unknown
1.Convent	4.Seller 7.Exempt
2.FHA/VA	5.Private 8.Family
3.Assumed	6.Cash 9.Unknown
Validity	1 Arms Length Sale
1.Valid	4.Split 7.Renovate
2.Related	5.Partial 8.Other
3.Distress	6.Exempt 9.
Verified	5 Public Record
1.Buyer	4.Agent 7.Family
2.Seller	5.Pub Rec 8.Other
3.Lender	6.MLS 9.

Inspection Witnessed By:  
 X

No./Date	Description	Date Insp.

Notes:

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	28,000	63,500	10,000	81,500
2011	28,000	63,500	10,000	81,500
2012	28,000	63,500	10,000	81,500
2013	28,000	63,500	10,000	81,500
2014	28,000	63,500	10,600	80,900
2015	28,000	63,500	10,000	81,500
2016	28,000	94,948	15,000	107,948
2017	28,000	94,948	20,000	102,948
2018	28,000	94,948	20,000	102,948
2019	28,000	94,948	20,000	102,948
2020	28,000	94,948	25,000	97,948
2021	28,000	94,948	25,000	97,948
2022	28,000	94,948	25,000	97,948
2023	28,000	94,948	0	122,948

Land Data

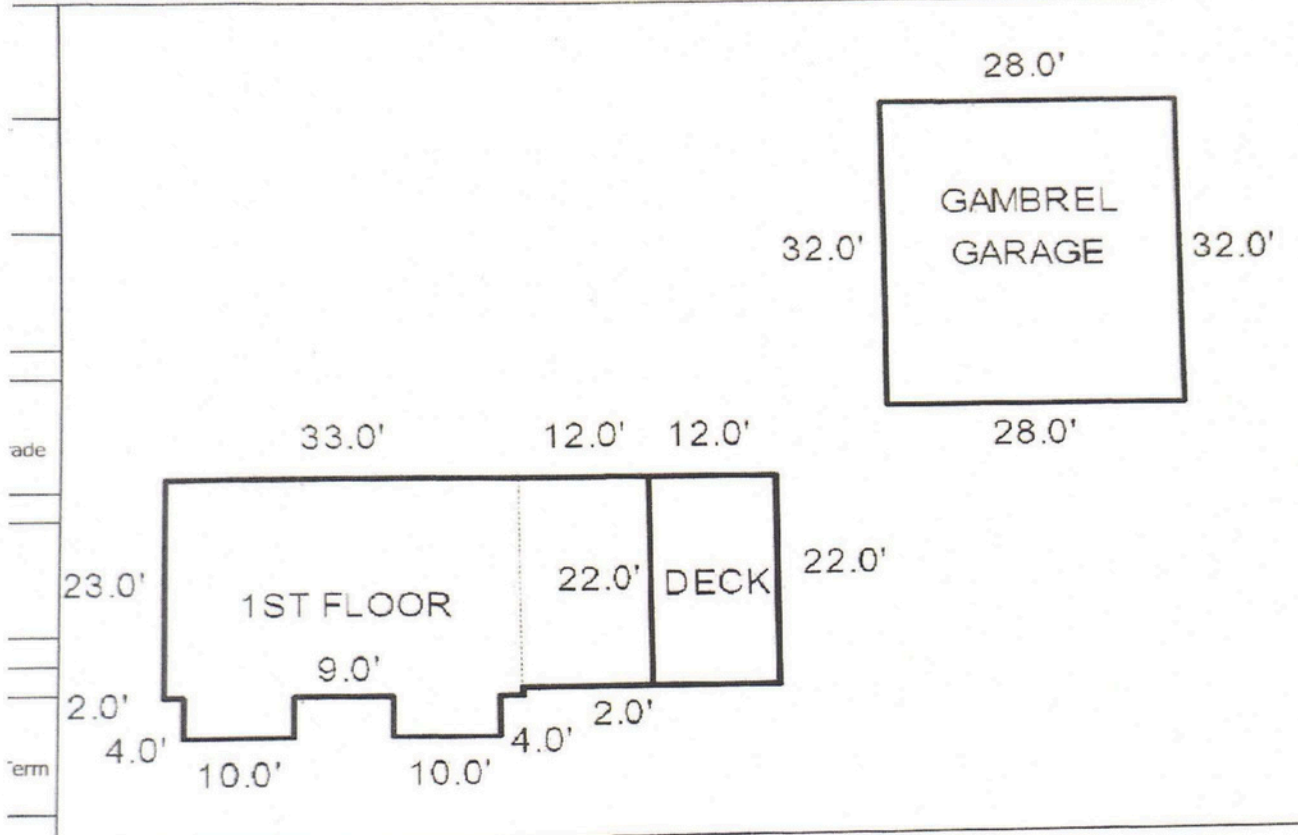
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot	15	120	200	100	%	3
12.Delta Triangle					%	
13.Nable Triangle					%	
14.Island ShoreFr					%	
15.ShoreFront 1					%	
Square Foot		Square Feet				
16.ShoreFront 2					%	
17.ShoreFront 3					%	
18.ShoreFront 4					%	
19.ShoreFront Lot					%	
20.ShoreFront Lot					%	
Fract. Acre		Acreage/Sites				
21.ShoreFront Lot	27	1.00		100	%	0
22.ShoreFront Lot					%	
23.ShoreFront Lot					%	
Acre					%	
24.Shorefront Lot					%	
25.ShoreFront Lot					%	
26.ShoreFront Lot					%	
27.Residential Lo					%	
28.Residential Lo					%	
29.Commercial Lot					%	
<b>Total Acreage</b>				0.80		

1.Unimproved  
 2.Excess Frtg  
 3.Topography  
 4.Size/Shape  
 5.Access  
 6.Restriction  
 7.Open Space  
 8.View/Environ  
 9.Fract Share  
 Acres  
 30.Commercial Lot  
 31.Commercial Lan  
 32.Rural Lot Deve  
 33.Rural Lot Unde  
 34.Rear Land 1  
 35.Rear Land 2  
 36.Rear Land 3  
 37.Wasteland  
 38.Blueberry  
 39.Cranberry  
 40.Crop Land  
 41.Pasture  
 42.Orchard Standa  
 43.Orchard Semi &  
 44.Softwood TG  
 45.Mixed Wood TG  
 46.Hardwood TG

Harrington

gton  
TREET

Card 1 Of 1 3/28/2022



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### 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: \_\_\_\_\_

Installed by: \_\_\_\_\_

Date of Installation: \_\_\_\_\_

USE: Number of persons currently using system: \_\_\_\_\_

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

Comments: town water, town tests it

Source of Section I information: public record

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

Seller Initials LAP

**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: back lawn \_\_\_\_\_ OR  Unknown

Date installed: 06/28/2024 Date last pumped: 06/28/2024 Name of pumping company: NA

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: NA

Leach Field: .....  Yes  No  Unknown

If Yes, Location: back lawn

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: 90-10 septic system

Source of Section II information: prior disclosure

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

Seller Initials CAP \_\_\_\_\_



**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	fireplace		
Age of system(s) or source(s)	around 10 years			
TYPE(S) of Fuel	oil	propane		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	500 gallons			
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years	none			
Other pertinent information	boiler coupler replaced			

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: was never used fireplace  
 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 \_\_\_\_\_

Seller Initials LAP

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: \_\_\_\_\_

**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: **prior disclosure**

**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: \_\_\_\_\_

**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 & past disclosure**

**E. METHAMPHETAMINE** - Current or previously existing:

Comments: \_\_\_\_\_  Yes  No  Unknown

Source of information: **seller & Past disclosure**

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

Seller Initials LAP

**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 and past disclosure

**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: \_\_\_\_\_

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 CAP \_\_\_\_\_

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: 1821

What year did Seller acquire property? 2022

Roof: Year Shingles/Other Installed: 2017

Water, moisture or leakage: no

Comments: \_\_\_\_\_

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: damp floor/dirt, no standing water

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: \_\_\_\_\_

Source of Section V information: seller and prior disclosure

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

Seller Initials LAP

**SECTION VI – ADDITIONAL INFORMATION**

**built in 1821, this is noted as being the 3rd home built in Harrington**

seller added a 3<sup>rd</sup> bedroom to initial floor plan

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.

*Lashaundra Alley Perry* 6/29/24  
SELLER DATE SELLER DATE  
**Lashaundra Alley Perry**

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

MAINE REAL ESTATE TAX-Paid

**WARRANTY DEED**  
DLN# 1002240214887

**ALAN D. ROBINSON and RENEE B. ROBINSON**, both of Harrington, County of Washington and State of Maine, for consideration paid, GRANT to **LaSHAUNDA ALLEY PERRY**, of Brattleboro, County of Windham and State of Vermont, with Warranty Covenants, a certain lot or parcel of land, with any buildings or improvements thereon, situated in Harrington, County of Washington and State of Maine, more particularly bounded and described as follows:

A certain lot or parcel of land situated in Harrington, Washington County, State of Maine and bounded as follows, viz: On the north by land owned by Samuel A. Anderson, on the West by the road leading to Milbridge, on the south by Wilmont W. Nash's land on the East by the river, with the buildings thereon.

Excepting and reserving out of said lot and not hereby conveyed a certain lot or parcel of land described as conveyed in the deed from the Trustees of the Methodist Church of Harrington to Verna Dowling, dated October 10, 1957 and recorded in Book 548, Page 584, of said Registry.

Being all and the same premises as described in a deed from Kevin L. Robinson, Kenneth W. Robinson and Arthur M. Robinson to Alan D. Robinson and Renee B. Robinson, dated January 5, 2020 and recorded in Book 4627, Page 140 in the Washington County Registry of Deeds.

Witness our hands and seals this 19<sup>th</sup> day of October 2022.

Katelyn G. Trask  
Witness

Alan D. Robinson  
ALAN D. ROBINSON

Katelyn G. Trask  
Witness

Renee B. Robinson  
RENEE B. ROBINSON

STATE OF MAINE  
COUNTY OF Washington, ss.

October 19, 2022.

Personally appeared the above named Alan D. Robinson and Renee B. Robinson and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Katelyn G. Trask  
Notary Public

Katelyn G. Trask  
Print Name

KATELYN G. TRASK  
Notary Public, State of Maine  
My Commission Expires July 26, 2029



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](http://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](http://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*