

COUNTRY HOME

RECREATIONAL | FIELDS | RURAL

16.7 ACRES

218 North Road
Medford, Maine

WHOLE HOME
GENERATOR



\$215,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Quiet Country home on 16.7 acres. This 1 bed 1 bath home has new floors and fresh new paint. The home is surrounded by beautifully manicured fields. A generac whole home generator system comes with this home so don't worry about power outages. They heated the home with a total of 3 cords of wood in the wood stove in the living room last year. There are 2 insulated garage spaces downstairs that could easily be converted to living space.

Grow your own produce or raise your own livestock on your own land. The large back field would be ideal for horses or cattle if that's something you have always wanted to do.

Just a few hundred feet down the road is the Piscataquis River. The Piscataquis River is 65 miles long and runs into the Penobscot in Howland. Small mouth bass and Brook trout can be fished from these waters. Put your canoe or flat bottom boat in over the bank and spend the day fishing.

Medford is 45 minutes from Bangor with all its larger stores, hotels and restaurants. Milo is just a few minutes away and has stores to shop in as well.





**Lifestyle
Properties
of Maine**

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to our monthly
newsletter





218 NORTH ROAD, MEDFORD

PRICE **\$215,900**

TAXES \$613.41/2023

SQFT 850 BUILT IN 1980

HOW FAR TO...



Shopping | Milo, 5± miles



Hospital | Lincoln, 30± miles



Airport | Bangor, 43± miles



Interstate | Exit #217, 15± miles



City | Bangor, 40± Miles



Boston | 253± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Emily Pond

ASSOCIATE BROKER | ALC | REALTOR®



207.794.4152 cell



207.794.6164 office



emily@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Emily's
bio and other
listings



Testimonial:

My realtor, Emily, was very helpful. We met when she was showing a home I was making an offer on. I lost that one, but she helped me find my cabin on a lake. I was looking for property while I was living in Maryland, so she would drive to the properties and take videos, helped with the home inspection and more. Always responds to texts and phone calls. So refreshing to find a professional.

Thank you!

Janelle Vane



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Piscataquis County Sheriff
911

Fire

Milo Fire Dept
(207) 943-2303

Town Office

13 Trestle Rd
(207) 732-4079

Tax Assessor

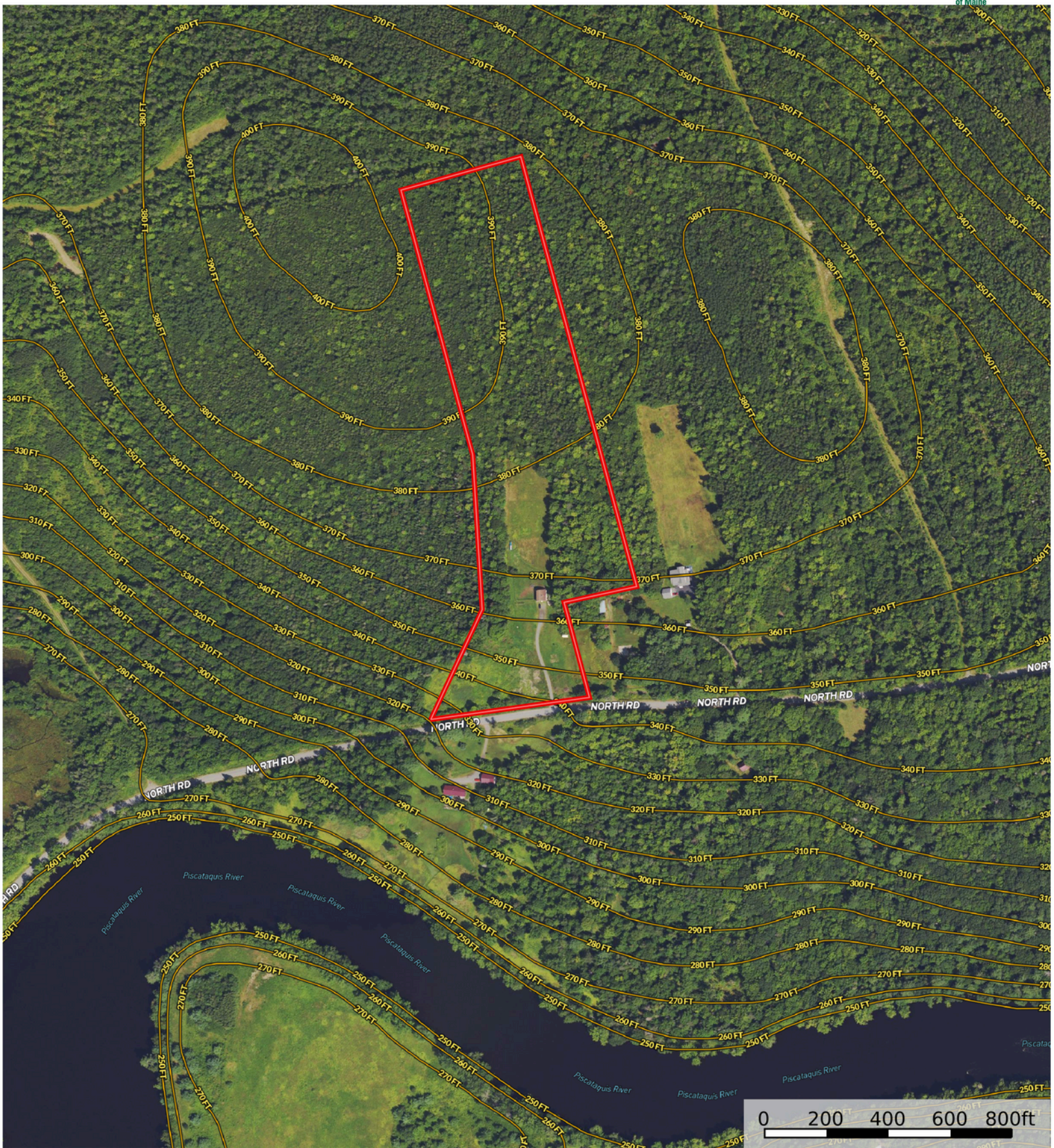
Stephanie Lemmon
(207) 732-4079
stephlemmon89@gmail.com

Code Enforcement

Jerry Davis
(207) 794-5684

Medford- 218 North Road, 16.7± Acres

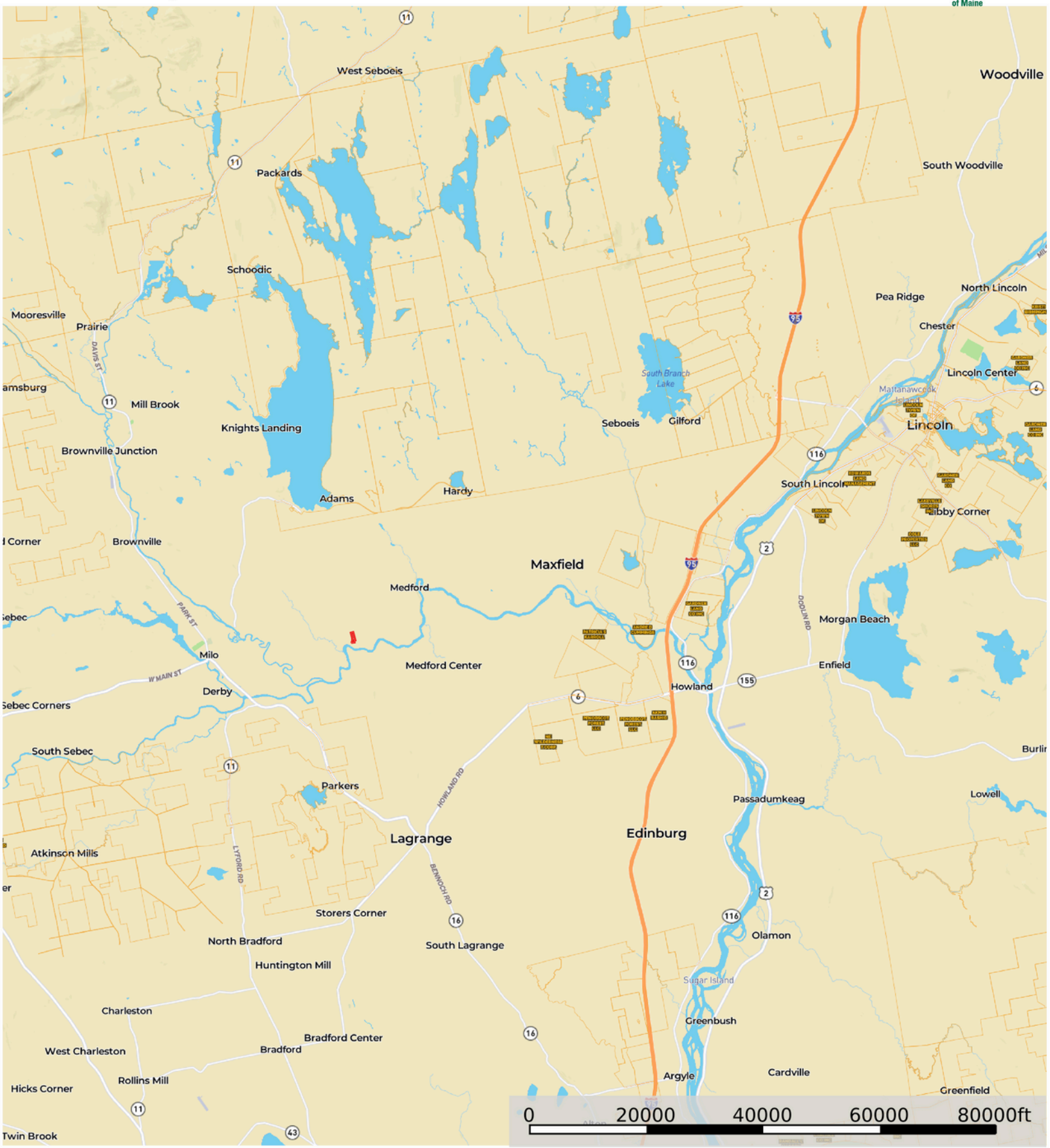
Penobscot County, Maine, 16.7 AC +/-



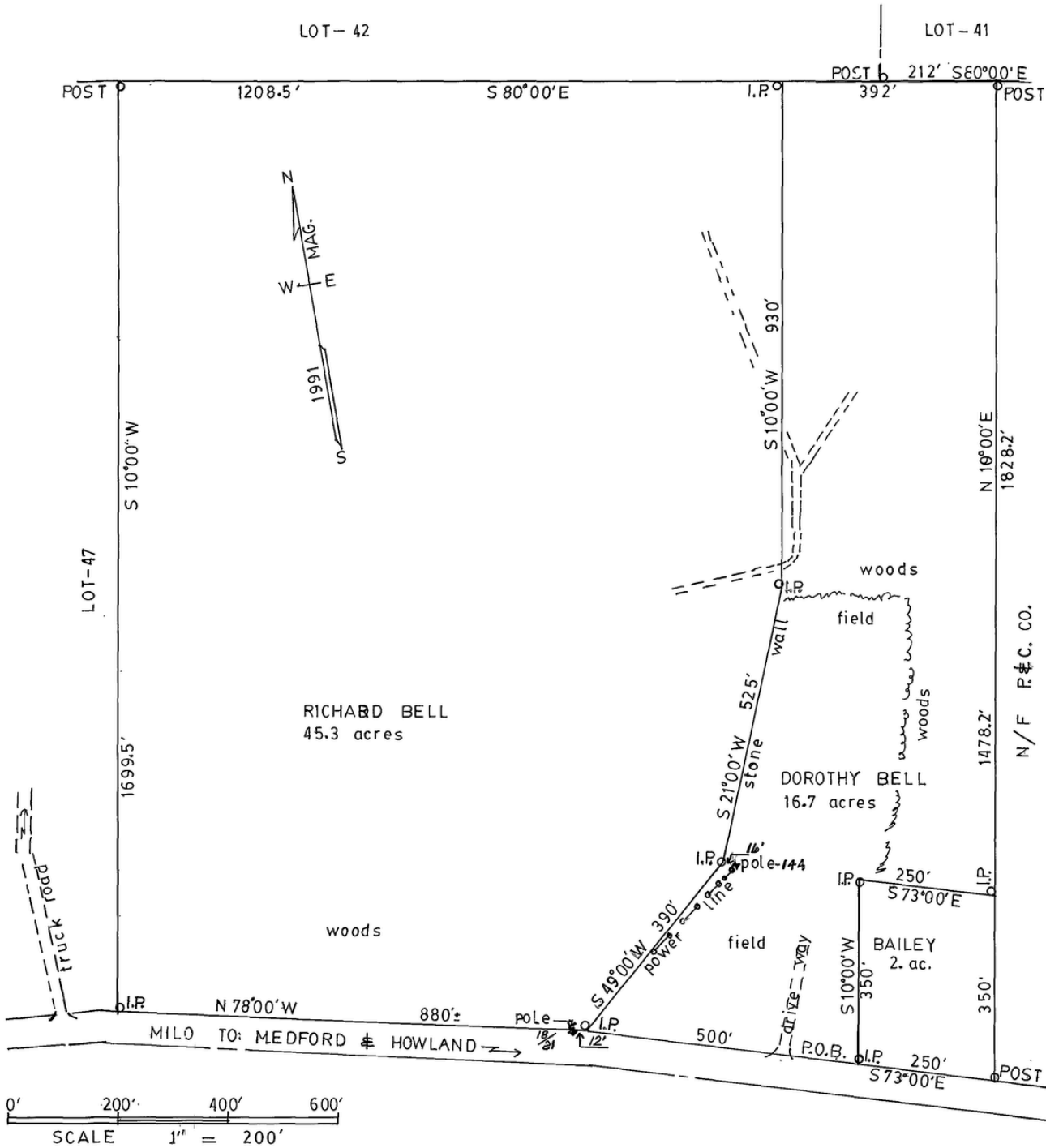
 Boundary

Medford- 218 North Road, 16.7± Acres

Penobscot County, Maine, 16.7 AC +/-



Boundary



STATE OF MAINE
 Piscataquis, ss, Registry of Deeds
 Received June 17 1991
 at 11 27 H M A M. and
 recorded in Plan Cab. J # 111
 Attest:
Priscilla G. Bolduc
 Register
 (registry) 00030

PROPERTY SURVEY and SPLIT
 RICHARD BELL and DOROTHY BELL
 JUNE 8, 1991. - MEDFORD, MAINE.
 — PISCATAQUIS COUNTY —
 REFERENCES: BOOK 502- PG. 139 - 1980
 BOOK 597- PG. 46 - 1986
 ALSO SURVEYED BY: PERCEY HAMLIN
 SEPT. 14, 1959 - (known as the sawtelle farm)
 ALL CORNERS FOUND. FOUR IRON PINS SET
 ON NEW DIVISION LINE OF LOT. THIS DIV.
 LINE IS BY TRANSIT AND TAPE. (not computed.)

STATE OF MAINE
 FOREST &
 A. SMART
 718
 REGISTERED
 LAND SURVEYOR
 6/8/91
Forrest a. Smart

PROPERTY LOCATED AT: 218 North Rd, Medford, ME 04463

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: **20 Yards front the house on left of property**

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 8

Seller Initials SML SAL

PROPERTY LOCATED AT: **218 North Rd, Medford, ME 04463**

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: **50 yards from the house on the left side of the driveway** OR Unknown

Date installed: **UK** Date last pumped: **10/2023** Name of pumping company: **P&G 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: **Left side of driveway**

Date of installation of leach field: **UK** Installed by: **unknown**

Date of last servicing of leach field: **n/a** Company servicing leach field: **n/a**

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 _____

Seller Initials SML SAL

PROPERTY LOCATED AT: **218 North Rd, Medford, ME 04463**

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	Wood Stove		
Age of system(s) or source(s)	UK			
TYPE(S) of Fuel	Oil	wood		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	apx 100 gal	3 cord		
Name of company that services system(s) or source(s)	Mcquisik			
Date of most recent service call	07/18/2024			
Malfunctions per system(s) or source(s) within past 2 years	none	none		
Other pertinent information				

- Are there fuel supply lines? Yes No Unknown
- Are any buried? Yes No Unknown
- Are all sleeved? Yes No Unknown
- Chimney(s): Yes No
 - If Yes, are they lined: Yes No Unknown
 - Is more than one heat source vented through one flue? Yes No Unknown
 - Had a chimney fire: Yes No Unknown
 - Has chimney(s) been inspected? Yes No Unknown
 - If Yes, date: _____
 - Date chimney(s) last cleaned: _____
- Direct/Power Vent(s): Yes No Unknown
 - Has vent(s) been inspected? Yes No Unknown
 - If Yes, date: _____

Comments: _____

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 _____ Page 3 of 8 Seller Initials S.M.C. SAL

PROPERTY LOCATED AT: **218 North Rd, Medford, ME 04463**

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: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? Yes No

Results/Comments: _____

Source of information: **seller**

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? Yes No

Results/Comments: _____

Source of information: **seller**

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: _____

Source of information: **seller**

Buyer Initials _____

Seller Initials *SMA*

SAL

PROPERTY LOCATED AT: **218 North Rd, Medford, ME 04463**

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 — ACCESS TO THE PROPERTY

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: **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): _____

Source of information: _____

Buyer Initials _____

Seller Initials SML SAL

PROPERTY LOCATED AT: **218 North Rd, Medford, ME 04463**

SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? Yes No Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? Yes No Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? Yes No Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? Yes No Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? Yes No Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? Yes No Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section VI information: **seller**

Buyer Initials _____

Seller Initials SML SAL

PROPERTY LOCATED AT: **218 North Rd, Medford, ME 04463**

SECTION VII – GENERAL INFORMATION

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

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: **1980**

What year did Seller acquire property? **2020**

Roof: Year Shingles/Other Installed: **2010**

Water, moisture or leakage: **none**

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: **The sellers had drainage put in so there is no longer a problem**

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: **none**

Comments: _____

Source of Section VII information: **seller**

Buyer Initials _____

Seller Initials *S.M.H.*

S.A.L.

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Shawn M Lemmon, Stephanie A Lemmon (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 218 North Rd, Medford, ME 04463

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>Shawn M Lemmon</u> Seller Shawn M Lemmon	<u>08/10/2024</u> Date
Buyer	Date	<u>Stephanie A Lemmon</u> Seller Stephanie A Lemmon	<u>08/10/2024</u> Date
Buyer	Date	Seller	Date
Buyer	Date	Seller <u>Emily Pond</u>	Date
Agent	Date	Agent Emily Pond	Date

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ME REAL ESTATE TRANSFER
TAX PAID**WARRANTY DEED**DLN# 1002040110295

ERIC C. BAILEY of Milo, County of Piscataquis and State of Maine, for consideration paid, GRANTS to **SHAWN LEMMON AND STEPHANIE LEMMON**, with a mailing address of 12 Meetinghouse Hill Rd., Deerfield, NH 03037, with Warranty Covenants, as Joint Tenants, a certain lot or parcel of land, with any buildings or improvements thereon, situated in Medford, County of Piscataquis and State of Maine, more particularly bounded and described as follows:

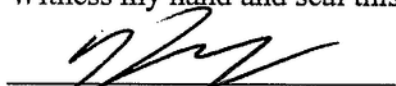
A certain lot or parcel of land, together with the buildings thereon, situate in MEDFORD, County of Piscataquis and State of Maine, bounded and described as follows:

Beginning on the northerly sideline of the highway leading from Milo to Howland on the north side of the Piscataquis River at an iron pipe marking the southwest corner of land of Eric Bailey, and being the southwest corner of land conveyed by Forrest A. Smart, Jr. and Camille R. Smart to Maurice A. Choiniere by deed dated September 19, 1980, and recorded in Piscataquis County Registry of Deeds, Book 502, Page 139; thence N 10° 00' E, along the west bound of Bailey, three hundred fifty (350) feet to an iron pipe; thence S 73° 00' E two hundred fifty (250) feet to another iron pipe marking the northeast corner of Bailey; thence N 10° 00' E, along the west bound of land formerly of Diamond Occidental Forest, Inc. one thousand four hundred seventy-eight and two-tenths (1,478.2) feet to a cedar post; thence N 80° 00' W, along the southerly bounds of land formerly of Diamond Occidental Forest, Inc., and formerly of Gerald E. Ladd three hundred ninety-two (392) feet to an iron pipe; thence S 10° 00' W nine hundred thirty (930) feet to an iron pipe; thence S 21° 00' W, along a stone wall, five hundred twenty-five (525) feet to another iron pipe; thence S 49° 00' W three hundred ninety (390) feet to an iron pipe set in the northerly sideline of the said highway leading from Milo to Medford; thence S 73° 00' E, along the northerly sideline of said highway, five hundred (500) feet to the point of beginning.

This description is based upon a property survey by Forrest A. Smart, Sr. entitled Property Survey and Split, Richard Bell and Dorothy Bell, dated June 8, 1991, recorded at the Piscataquis County Registry of Deeds, Plan Cabinet J, Map #111.

Being all and the same premises as described in a deed from Alexander Creighton and Karen M. Creighton to Eric C. Bailey, dated October 3, 2005 and recorded in Book 1690, Page 315 in the Piscataquis County Registry of Deeds.

Witness my hand and seal this 8th day of September, 2020



Witness




ERIC C. BAILEY

STATE OF MAINE
COUNTY OF PENOBSCOT, ss.

September 8, 2020

Personally appeared the above named Eric C. Bailey and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public

Print Name

KRISTOFER DANIEL AIKEN
Notary Public, State of Maine
My Commission Expires Sept. 18, 2023

PISCATAQUIS COUNTY
RECORDED
09/10/2020 11:56:45 AM
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