

# COASTAL GAPE

HISTORIC | COASTAL | RENOVATED

ORIGINAL CHARACTER

6 Gilman Street  
Eastport, Maine

NEW DECK



**\$260,000**

[WWW.LIFESTYLEPROPERTIESOFMAINE.COM](http://WWW.LIFESTYLEPROPERTIESOFMAINE.COM)



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**DEED**

Scan to view the  
full property details  
and video!





This fully renovated Coastal Cape in Eastport, Maine, offers a seamless blend of historic charm and modern living. The 3-bedroom, 1-bathroom home has been meticulously restored, preserving its original character while incorporating contemporary luxury amenities. Inside, a brand-new kitchen equipped with high-end appliances sets the stage for culinary creativity, while a sleek, modern bathroom adds a touch of elegance. A spacious laundry room with a new washer and dryer enhances convenience. The home features new plumbing, electrical systems, insulation, windows, and doors. Hardwired ceiling fans in every room contribute to the overall comfort, and an advanced infrared heating system ensures a maintenance-free, cost-effective solution for warmth year-round. Outside, the property continues to impress with an expansive new deck, ideal for entertaining or relaxing in the peace of your private backyard. A newly constructed 10' x 16' shed provides additional storage or workspace, perfectly complementing the home's thoughtful design.



Nestled in the picturesque town of Eastport—often called "Coastal Maine's Best Kept Secret"—this property is surrounded by the quintessential beauty of the region. Despite its small size, Eastport offers all the infrastructure of a much larger city, including schools, restaurants, medical facilities, shops, and even Maine's oldest hardware store. The town's vibrant downtown is home to unique shops, delightful eateries, and the historic WaCo Diner, the oldest diner in Maine. Eastport is also a haven for artists, many of whom have found inspiration and a sense of community here, with programs like the Tides Institute's StudioWorks Artist-in-Residence attracting creative minds.



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newsletter





While Eastport has all the amenities of modern life, it retains the charm of a small fishing village where traditions have endured for generations. Fishing boats still depart early in the morning, and many residents continue to make their living just as their fathers and grandfathers did. The town offers a unique lifestyle, blending the conveniences of today with the timeless rhythms of coastal living. Outdoor enthusiasts will find themselves at home here, with numerous parks and preserves nearby, offering some of the best hiking and sightseeing opportunities in the state. Eastport's lively community atmosphere is highlighted by a series of summer festivals, including the Salmon & Seafood Festival, the Pirate Festival, and a grand 4th of July celebration. This beautifully updated cottage offers the perfect blend of antique charm and modern comfort, making it an ideal choice for a year-round home, vacation retreat, or rental property in one of Maine's most idyllic coastal communities.



# 6 GILMAN STREET, EASTPORT

PRICE **\$260,000**

TAXES \$2583/2023

SQFT 1100 BUILT IN 1900

## HOW FAR TO...



Shopping | Eastport, 1± miles



Hospital | Calais, 26± miles



Airport | Bangor, 90± miles



Interstate | 7± miles



City | Calais, 26± Miles



Boston | 290± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



# Carson McPhail

Sales Agent | REALTOR®



207.290.3816 cell



207.794.6164 office



carson@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view  
Carson's bio and  
other listings



## Testimonial:

'From start to finish the process was fantastically organized, prompt and professional! They take pride in how they do business and their great mannerisms certainly stand out ! I couldn't be more pleased and of course the sale happened in record time!! Thanks so much to the entire team!!!'

**Robert Spencer**



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

# MUNICIPAL CONTACTS

## **Police**

Eastport Police Dept  
(207) 853-4353

## **Fire**

Eastport Fire Dept  
(207) 853-4681

## **Town Office**

22 Washington Street  
(207) 853-2300

## **Tax Assessor**

Wes Farley  
(207) 853-2300

## **Code Enforcement**

(207) 853-2300  
ceo@eastport-me.gov



# Eastport 6 Gilman St

Maine, AC +/-

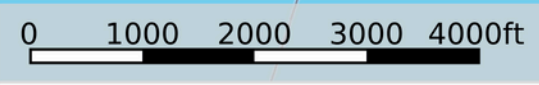


Boundary

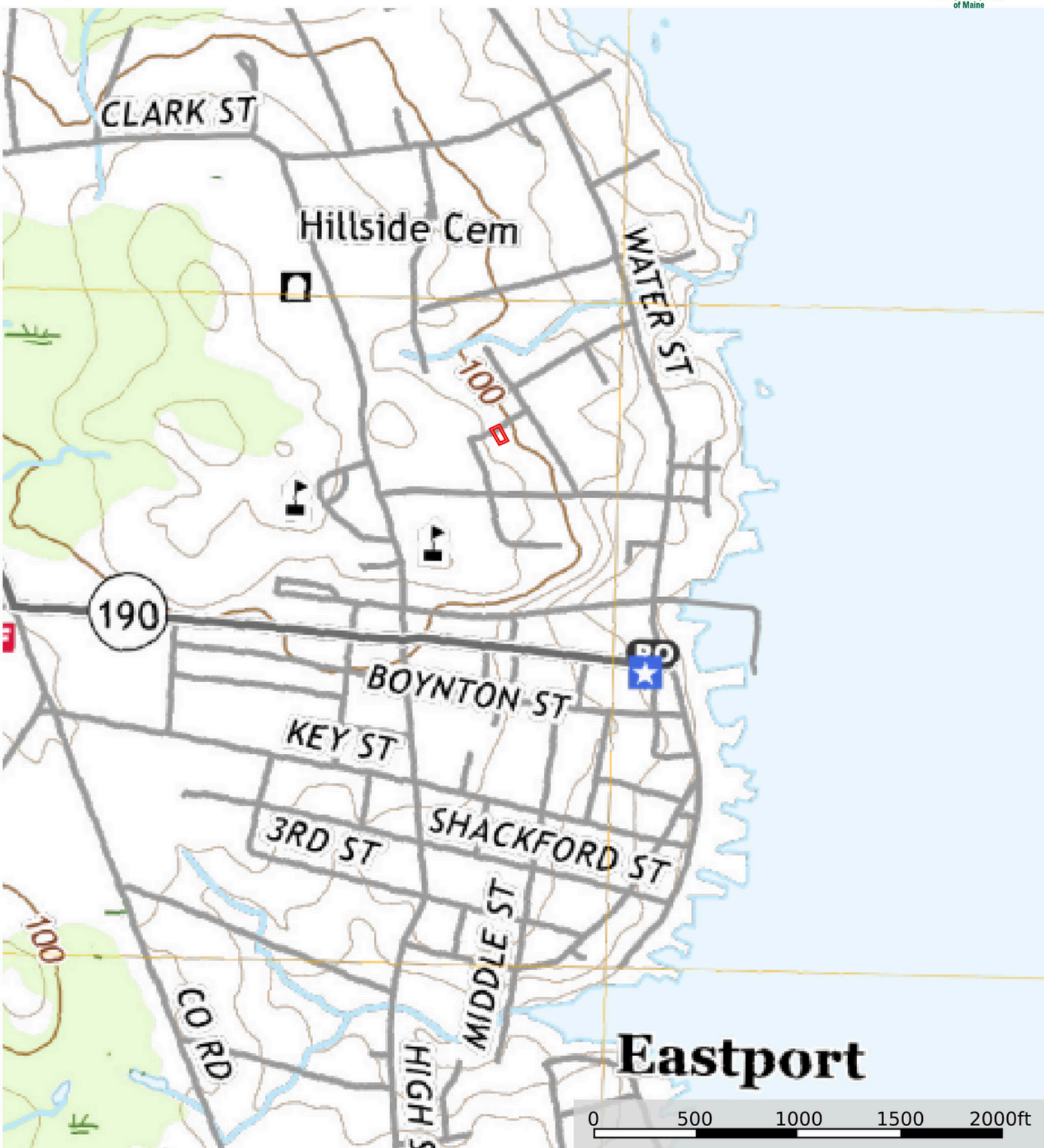


# Eastport 6 Gilman St

Maine, AC +/-



Boundary



Boundary





Prepared By  
Christopher  
Christopherson



1 inch  
100  
200

WESTERN PASSAGE  
OF  
PASSAMAQUODDY BAY



SEE  
RF-BS-001

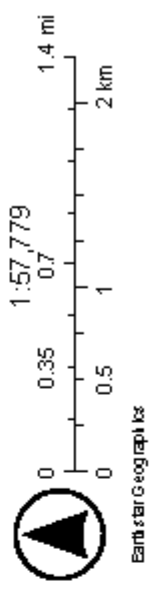
FOR ASSESSMENT PURPOSES ONLY. NOT TO BE USED FOR LANDLORD COMPLIANCE.

# Maine Flood Hazard Map



8/14/2024, 1:51:30 PM

 FIRM Panels



PROPERTY LOCATED AT: 6 Gilman St, Eastport,

### 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: N/A 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? N/A

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

Source of Section I information: Seller

Buyer Initials \_\_\_\_\_ Page 1 of 8 Seller Initials CC

PROPERTY LOCATED AT: 6 Gilman St, Eastport,

**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: N/A

Have you experienced any problems such as line or other malfunctions? .....  Yes  No

What steps were taken to remedy the problem? N/A

~~IF PRIVATE (Strike Section if Not Applicable):~~

~~Tank:  Septic Tank  Holding Tank  Cesspool  Other: \_\_\_\_\_~~

~~Tank Size:  500 Gallon  1000 Gallon  Unknown  Other: \_\_\_\_\_~~

~~Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_~~

~~Location: \_\_\_\_\_ OR  Unknown~~

~~Date installed: \_\_\_\_\_ Date last pumped: \_\_\_\_\_ Name of pumping company: \_\_\_\_\_~~

~~Have you experienced any malfunctions? .....  Yes  No~~

~~If Yes, give the date and describe the problem: \_\_\_\_\_~~

~~Date of last servicing of tank. \_\_\_\_\_ Name of company servicing tank. \_\_\_\_\_~~

~~Leach Field: .....  Yes  No  Unknown~~

~~If Yes, Location: \_\_\_\_\_~~

~~Date of installation of leach field. \_\_\_\_\_ Installed by. \_\_\_\_\_~~

~~Date of last servicing of leach field: \_\_\_\_\_ Company servicing leach field: \_\_\_\_\_~~

~~Have you experienced any malfunctions? .....  Yes  No~~

~~If Yes, give the date and describe the problem and what steps were taken to remedy. \_\_\_\_\_~~

~~Do you have records of the design indicating the # of bedrooms the system was designed for?  Yes  No~~

~~If Yes, are they available?  Yes  No~~

~~Is System located in a Shoreland Zone? .....  Yes  No  Unknown~~

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

Source of Section II information: Seller

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

Seller Initials CC

PROPERTY LOCATED AT: 6 Gilman St, Eastport,

**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	<b>Infrared Heating Panels</b>			
Age of system(s) or source(s)	<b>3 Years</b>			
TYPE(S) of Fuel	<b>Electric</b>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	<b>Heating Green</b>			
Date of most recent service call	<b>N/A</b>			
Malfunctions per system(s) or source(s) within past 2 years	<b>N/A</b>			
Other pertinent information	<b>System has lifetime warranty</b>			

- 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: N/A
- Date chimney(s) last cleaned: N/A
- Direct/Power Vent(s): .....  Yes  No  Unknown
- Has vent(s) been inspected? .....  Yes  No  Unknown
- If Yes, date: N/A

Comments: **Chimney has never been used by seller. Information provided to the best of the sellers knowledge**

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 CC



PROPERTY LOCATED AT: 6 Gilman St, Eastport,

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. 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: N/A .....  Yes  No  Unknown

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

Source of information: **Seller**

**C. RADON/AIR** - Current or previously existing:

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

If Yes: Date: N/A By: N/A

Results: N/A

If applicable, what remedial steps were taken? N/A

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

Are test results available? .....  Yes  No

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

Source of information: **Seller**

**D. RADON/WATER** - Current or previously existing:

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

If Yes: Date: N/A By: N/A

Results: N/A

If applicable, what remedial steps were taken? N/A

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

Are test results available? .....  Yes  No

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

Source of information: **Seller**

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

Yes  No  Unknown

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

Source of information: **Seller**

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

Seller Initials CC

PROPERTY LOCATED AT: 6 Gilman St, Eastport,

**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: N/A

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards:  Yes  No

If Yes, describe: N/A

Are you aware of any cracking, peeling or flaking paint? .....  Yes  No

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

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: **None**

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: **Easement for waterline to neighbors house**

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: **Public Record**

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

Seller Initials CC

PROPERTY LOCATED AT: 6 Gilman St, Eastport,

**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?

**Zone VE**

Relevant Panel Number: 23029C1236E Year: 2017 (Attach a copy)

Comments: Property is in the far corner of panel, does not appear to be affected.

Source of Section VI information: NFHL

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

Seller Initials CC \_\_\_\_\_

PROPERTY LOCATED AT: 6 Gilman St, Eastport,

**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: N/A

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: N/A

Year Principal Structure Built: 1900

What year did Seller acquire property? 2020

Roof: Year Shingles/Other Installed: unkown

Water, moisture or leakage: unkown

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

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: **Basement is a crawl space**

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

If Yes, are test results available? .....  Yes  No

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

Electrical:  Fuses  Circuit Breaker  Other: \_\_\_\_\_  Unknown

Comments: **Electrical redone in 2020 upgraded to 200 amp service**

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

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **Small section of cracked mortar on foundation.**

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

Source of Section VII information: **Seller**

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

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Seller Initials CC

PROPERTY LOCATED AT: 6 Gilman St, Eastport,

**SECTION VIII – ADDITIONAL INFORMATION**

**Property was remodeled back in 2020 and outfitted with new electrical, plumbing, heating, insulation, and siding.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

Cathy Conley 08/16/2024  
SELLER DATE

**Cathy Marie Conley**

\_\_\_\_\_  
SELLER DATE

\_\_\_\_\_  
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: 1002040096231**

I, **RICHARD H. MATUSIAK**, of 14 Orange Street, Eastport, Washington County, State of Maine, for consideration paid, grant to **CATHY ESTRELLA**, of 195 Montana del Lago, Rancho Santa Margarita, California 92688, with **warranty covenants**, the land, together with any building thereon, situated in Eastport, Washington County, State of Maine, bounded and described as follows, to wit:

LOT 1: A certain lot or parcel of land, with the buildings thereon, situated in Eastport, County of Washington, State of Maine, bounded and described as follows:

Beginning at the Northwest corner thereof on Gilman Street and running along the line of said Gilman Street forty-one (41) feet to a stake; thence south fifteen (15) degrees East five (5) rods; thence South seventy-five (75) degrees West forty-one (41) feet; thence North fifteen (15) degrees West five (5) rods to the place of beginning.

LOT 2: Also a certain lot or parcel of land with no buildings thereon situated in Eastport, County of Washington, State of Maine bounded and described as follows:

Beginning on the southerly side of Gilman Street at the northeast corner of land of Betty L. Ritchie and the northwest corner of land of the grantee; thence westerly along the south side of Gilman Street for a distance of eight feet; thence southerly (and parallel with the common boundary between land of Betty L. Ritchie and land of grantee) for a distance of thirty-five feet; thence easterly (at right angles with the foregoing line) for a distance of eight feet to the common boundary between land of Betty L. Ritchie and land of grantee; thence northerly along said common boundary for a distance of thirty-five feet to the south side of Gilman Street and the place of beginning. **RESERVING** to Betty L. Ritchie, her heirs and assigns, an easement across the aforesaid parcel of land for purposes of maintaining, replacing, and repairing a water line which serves Betty L. Ritchie's house. The costs of maintaining, replacing or repairing said water line shall be borne by the grantor, her heirs

DS  


05/27/2020, 03:40:04P

Registrar of Deeds Sharon D. Strout E-RECORDED

and assigns, **EXCEPT THAT** if the grantee, or her heirs and assigns, shall cause the aforesaid parcel of land to be paved for use as a driveway then any added expense of digging through and replacing said paving shall be borne by the grantee, her heirs and assigns.

For grantor's title, see that deed to him from Amanda L. Garner, dated March 20, 2015, recorded in the Washington County Registry of Deeds at book 4141, page 278.

**WITNESS** my hand and seal this 25 day of May, 2020.

R Stewart

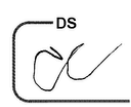
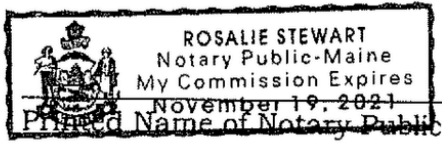
[Signature]  
RICHARD H. MATUSIAK

STATE OF MAINE,  
WASHINGTON, ss.

5-25-2020, 2020

Personally appeared the above named RICHARD H. MATUSIAK and acknowledged the foregoing instrument to be his free act and deed.

Rosalie Stewart  
NOTARY PUBLIC





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*