

# OFF GRID SEASONAL CAMP

Penobscot River

M1 L1.11 Mattamiscontis Road  
Mattamiscontis TWP, Maine

Two Acres



**\$94,900**

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Scan to view the  
full property details  
and video!





Escape to your own slice of paradise with this charming off-grid seasonal camp, nestled on the scenic banks of the Penobscot River in beautiful Mattamiscontis Township Maine. Situated on a 2-acre parcel of heavily wooded land, this rustic retreat offers the perfect blend of tranquility and adventure, with over 368 feet of pristine waterfront and spectacular river views.

The camp features a cozy, well-maintained layout with a comfortable bedroom on the main floor and a small sleeping loft above. Embrace the simplicity of off-grid living with essential amenities including an outhouse and carry-in water, while the metal roof ensures easy maintenance and longevity. For outdoor enthusiasts, this property is a dream come true.

Experience some of the best smallmouth bass fishing in Maine right from your doorstep. Enjoy canoeing and kayaking on the river and keep an eye out for majestic bald eagles frequently spotted in the area. The camp is also located on an extensive ATV trail system that connects you to the stunning Maine coast, and it's situated in a premier snowmobiling area for winter adventures.



While the camp offers a true rustic experience, you're never too far from modern conveniences. A riverside firepit is perfect for evening gatherings and s'mores. You'll be just over 10 minutes from restaurants, shopping, Walmart, and Dunkin' Donuts. The vibrant city of Bangor, with its international airport, many restaurants and shopping, is only a 45-minute drive away, and Boston is within a 4-hour 20-minute drive.



Whether you're seeking a peaceful retreat or an adventurous basecamp, this seasonal camp provides the perfect setting for creating unforgettable memories. Don't miss this opportunity to own a piece of Maine's natural beauty!



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**M1 L1.11 MATTAMISCONTIS  
ROAD,  
MATTAMISCONTIS TWP**

<b>PRICE</b>	<b>\$94,900</b>
<b>TAXES</b>	\$TBD/2024
<b>ACREAGE</b> 2±	<b>ROAD FRONTAGE</b> 357"

**HOW FAR TO...**



**KITCHEN**



**LIVING ROOM**



**BED ROOM**



**LOFT**



Shopping | Lincoln, 7± miles



Hospital | Lincoln, 7± miles



Airport | Bangor, 43± miles



Interstate | Exit #227, 6± miles



City | Bangor, 43± Miles



Boston | 280± miles



# Peter McPhail, ALC

Broker | CRS | ALC | REALTOR®



207.794.4338 cell



207.794.6164 office



peter@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Peter's  
bio and other  
listings



## Testimonial:

'We were blessed meet Peter McPhail and the team from United Country Lifestyle Properties of Maine as we searched for quiet professionals to sell our family home. From the start, Peter's his extensive market knowledge and deft touch inspired confidence as we navigated the real estate arena. Always well-prepared and passionate about his client's needs, he demystified the process and patiently guided us in formulating a strategic plan tailored to our situation, resulting in "made to order" home sales experience.

It's my absolute pleasure to recommend Peter McPhail and the United Country Lifestyle Properties of Maine team of experts for to those looking for results in the Maine reality market.'

**Stephen Grant**



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

PROPERTY LOCATED AT: Route 116 Mattamiscontiss Road, Mattamiscontiss, ME 04457

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

~~Source of Section I information: \_\_\_\_\_~~

Buyer Initials \_\_\_\_\_ Page 1 of 8 Seller Initials WLL led

PROPERTY LOCATED AT: Route 116 Mattamiscontiss Road, Mattamiscontiss, ME 04457

**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: **Gray water and privy**

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

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

Location: **left side of camp facing the river.** OR  Unknown

Date installed: **2020** Date last pumped: **n/a** Name of pumping company: **n/a**

~~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: **gray water and privy only**

Source of Section II information: **seller**

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

Seller Initials WLL ded



PROPERTY LOCATED AT: Route 116 Mattamiscontiss Road, Mattamiscontiss, ME 04457

**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>wood stove</b>			
Age of system(s) or source(s)	<b>unknown</b>			
TYPE(S) of Fuel	<b>wood</b>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<b>seasonal</b>			
Name of company that services system(s) or source(s)	<b>none</b>			
Date of most recent service call	<b>none</b>			
Malfunctions per system(s) or source(s) within past 2 years	<b>none</b>			
Other pertinent information	<b>none</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: \_\_\_\_\_  
 Date chimney(s) last cleaned: **unknown**  
 Direct/Power Vent(s): .....  Yes  No  Unknown  
     Has vent(s) been inspected? .....  Yes  No  Unknown  
     If Yes, date: \_\_\_\_\_

Comments: **none**

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 WLL LEL

PROPERTY LOCATED AT: Route 116 Mattamiscontiss Road, Mattamiscontiss, ME 04457

~~What materials are, or were, stored in the tank(s)? \_\_\_\_\_~~

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

Comments: **none**

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: **none**

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: **none**

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: **none**

Source of information: **seller**

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

Yes  No  Unknown

Comments: **none**

Source of information: **seller**

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

Seller Initials WLL led

PROPERTY LOCATED AT: Route 116 Mattamiscontiss Road, Mattamiscontiss, ME 04457

**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: none

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: n/a

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: possible utility rights for overhead wires per deed

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 WLL LED

PROPERTY LOCATED AT: Route 116 Mattamiscontiss Road, Mattamiscontiss, ME 04457

**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: **no map found, FEMA states it is unmapped.**

Source of Section VI information: **seller and FEMA web site**

Buyer Initials \_\_\_\_\_ Page 6 of 8 Seller Initials WLL ELC

PROPERTY LOCATED AT: Route 116 Mattamiscontiss Road, Mattamiscontiss , ME 04457

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

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: 2020+-

What year did Seller acquire property? 2019

Roof: Year Shingles/Other Installed: 2020 metal roof

Water, moisture or leakage: none known

Comments: none

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: camp sets on posts

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

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

Comments: none

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

Comments: no power

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: none

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: none known.

Comments: none

Source of Section VII information: seller

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

Seller Initials WLL LED

PROPERTY LOCATED AT: Route 116 Mattamiscontiss Road, Mattamiscontiss , ME 04457

**SECTION VIII – ADDITIONAL INFORMATION**

none.

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.

William L. Lewis  
SELLER DATE  
**William L. Lewis**

Laurie E. Lewis  
SELLER DATE  
**Laurie E. Lewis**

\_\_\_\_\_  
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



N O T A N O F F I C I A L C O P Y	DEN: _____	N O T A N O F F I C I A L C O P Y
N O T A N O F F I C I A L C O P Y	<b>QUITCLAIM DEED WITH COVENANT</b>	N O T A N O F F I C I A L C O P Y

**M & H LAND HOLDINGS, LLC**, a Maine limited liability company, with a mailing address of P.O. Box 96, Winn, Maine, 04495, for consideration paid, grants to **WILLIAM L. LEWIS** and **LAURIE E. LEWIS**, with a mailing address of 81 Parkview Avenue, Bangor, Maine, 04401, *as joint tenants*, with quitclaim covenant, the land, together with any improvements thereon, in **Mattamiscontis Township (Township 1, Range 7 NWP), Penobscot County, Maine**, bounded and described as follows:

A certain lot or parcel of land located on the westerly side of the Penobscot River, in Mattamiscontis Township, a/k/a Township 1, Range 7 NWP, County of Penobscot and State of Maine, bounded and described as follows:

Beginning at the westerly common corner of Lot 4 and Lot 5 shown on a plan entitled "Okolita Family Estates", Route 116 – Mattamiscontis Township (T1 R7 NWP), Penobscot County, Maine, made by Cook Land Services, dated December 10, 2009, revised January 8, 2010, and recorded in the Penobscot County Registry of Deeds in Map File 2010-4, being in the center of Route 116 and being N 48° 43' 25" W a distance of 33.8 feet from a found iron rod on the common line between said lots and being in the center of a power line;

Thence, by said common line between said lots, S 48° 43' 25" E a distance of 221.1 feet to the normal high water mark of the Penobscot River, being 74 feet on said course from a found iron rod;

Thence southwesterly, by said high water mark of the Penobscot River, a distance of 368 feet, more or less, to the easterly corner of land described in a deed dated August 28, 2018 and recorded in Book 14922, Page 251 of the Penobscot County Registry of Deeds and a point which is S 45° 45' 13" E a distance of 37 feet from a set iron rod;

Thence, N 45° 45' 13" W, by a spotted and painted blue line, a distance of 253 feet to the centerline of said Route 116, being a distance of 33 feet on said course from a set iron rod;

Thence, by said centerline of Route 116, along a curve to the right with a radius of 1,588.1 feet and a distance of 357 feet, to the point of beginning.

The above described corners in the center of Route 116 are connected by a chord of N 46° 31' 05" E and a distance of 356.2 feet in length.

N O T  
A N  
O F F I C I A L  
C O P Y

N O T  
A N  
O F F I C I A L  
C O P Y

The above described lot contains <sup>N O T</sup> 2 acres, more or less, and is the <sup>N O T</sup> northeasterly portion of Lot 5 shown on said Map File 2010-4. <sup>A N</sup>

<sup>O F F I C I A L</sup> TOGETHER WITH any right, title, and interest southeasterly to the center of said Penobscot River, determined by the perpendicular method. <sup>O F F I C I A L</sup>

Bearings are based on grid north, State of Maine coordinate system, east zone.

This conveyance is made subject to the rights of the public for the use and maintenance of Route 116.

This conveyance is further made subject to utility rights for overhead wires shown on said Map File 2010-4.

Meaning and intending to convey the remaining premises in the deed from Christina Pelland to M & H Land Holdings, LLC, dated July 14, 2015 and recorded in Book 13899, Page 3 of the Penobscot County Registry of Deeds.

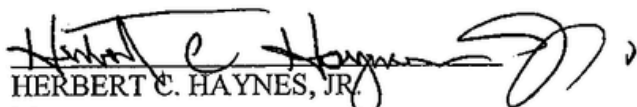
This deed shall be construed according to the laws of the State of Maine.

IN WITNESS WHEREOF, M & H Land Holdings, LLC has caused this instrument to be executed by Herbert C. Haynes, Jr., and Ginger E. Maxwell, its managers, duly authorized this 9th day of July, 2019.

Witness:

M & H LAND HOLDINGS, LLC

\_\_\_\_\_

By:   
HERBERT C. HAYNES, JR.  
Manager

\_\_\_\_\_

By:   
GINGER E. MAXWELL  
Manager



N O T  
A N  
O F F I C I A L  
C O P Y

N O T  
A N  
O F F I C I A L  
C O P Y

STATE OF MAINE  
PENOBSCOT, ss.


N O T  
A N  
O F F I C I A L

N O T  
A N  
O F F I C I A L

July 9<sup>th</sup>, 2019

Then personally appeared the above named Herbert C. Haynes, Jr. and Ginger E. Maxwell, Managers of M & H Land Holdings, LLC, and severally acknowledged the foregoing instrument to be their free act and deed in their said capacity and the free act and deed of said limited liability company.

Before me,

  
NOTARY PUBLIC

**KIM RUTTY**  
Notary Public, State of Maine  
My Commission Expires 12/7/2025

TYPE OR PRINT NAME AS WRITTEN

Maine Real Estate  
Transfer Tax Paid

Susan F. Bulay, Register  
Penobscot County, Maine



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

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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*