

# SPACIOUS COLONIAL

5 BEDROOMS | UPDATED KITCHEN | DECK

1.65 Acres

**136 River Road  
Lincoln, Maine**

Near Amenities



**\$310,000**

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**DEED**

Scan to view the  
full property details  
and video!



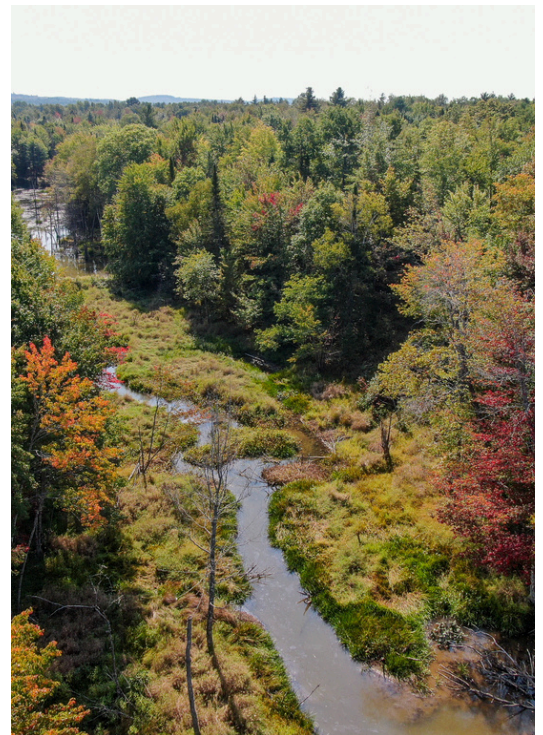


*Photography by Mayhem Media*

Welcome to 136 River Road, Lincoln! This beautiful colonial is a must see! With five bedrooms and three bathrooms, there is enough room to accommodate a large family or people who love to entertain and have guests.

When you walk into the home you will see a beautiful sitting room with built-in shelving to the left. On the right you will find the first bathroom with washer and dryer. The beautiful kitchen is straight ahead. This large open space with ample cabinets, newer stainless steel appliances, tile floor and backsplash, and three ceiling fans is sure to impress!

The kitchen is open to the dining area where you will find the pellet stove and french doors that lead to the large back deck. The living room is located to the left of the dining area. This large space provides plenty of room to relax. The staircase leading to the upstairs is just around the corner. As you go upstairs you will find the master suite with a walk-in closet and a second double closet. The master also has a full bathroom with a large walk-in shower and vanity.



The four remaining bedrooms are all on the second floor and each feature a large closet. The third bathroom is located in the hall convenient to the bedrooms. There is plenty of storage space in this home. There is a full concrete basement with access from the inside and also a bulkhead entrance from the outside. Make an appointment today to see this beautiful home!



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# 136 RIVER ROAD, LINCOLN

PRICE **\$310,000**

TAXES \$4449,56/2024

SQFT 2464 BUILT IN 1979

## HOW FAR TO...



Shopping | Lincoln, 5± miles



Hospital | Lincoln, 5± miles



Airport | Bangor, 55± miles



Interstate | Exit #227, 10± miles



City | Bangor, 54± Miles



Boston | 287± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



# Mariea Thurlow

Associate Broker | REALTOR®



207.403.3724 cell



207.794.6164 office



mariea@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view  
Mariea's bio and  
other listings



## Testimonial:

Mariea Thurlow is an amazing and wonderful broker and served as my sellers agent. She represented me so well and made me feel very comfortable from the second I met her to the second we closed. I could not recommend a better broker, and I used to be married to one.

If you want a house sold and want a professional who can understand your needs, call Mariea. You won't be disappointed.

**Warner Paau**



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# MUNICIPAL CONTACTS

## **Police**

Lincoln Police Dept  
(207) 794-2221

## **Fire**

Lincoln Fire Dept  
(207) 794-8455

## **Town Office**

29 Main St  
(207) 794-3372  
M-F 8-5

## **Tax Assessor**

Ruth Birtz  
(207) 794-3372 Ext 5

## **Code Enforcement**

Wade Jordan  
(207) 794-3372  
[wade.jordan@lincolnmaine.org](mailto:wade.jordan@lincolnmaine.org)

# 136 River Road, Lincoln

Penobscot County, Maine, 1.65 AC +/-



Boundary



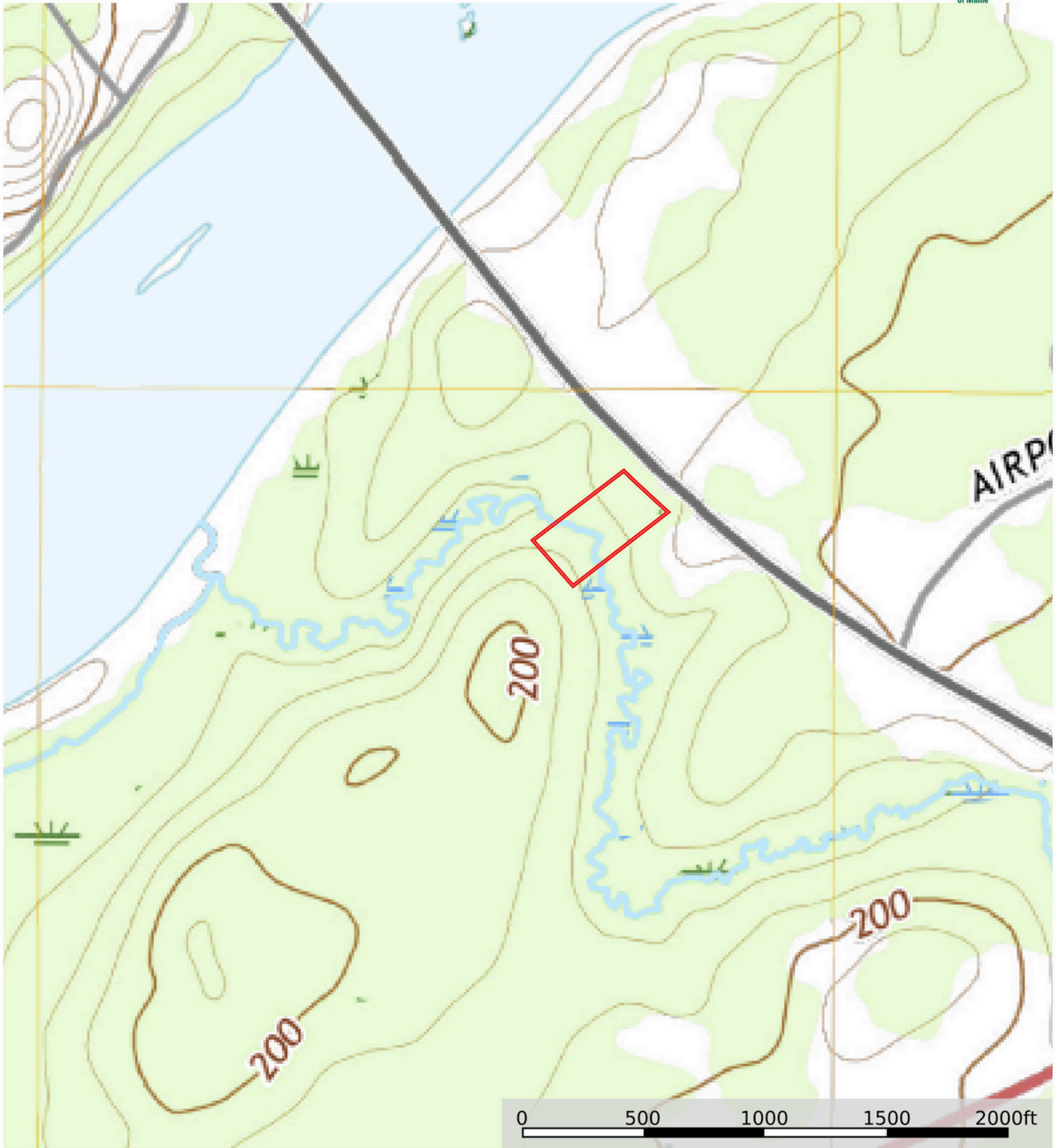
# 136 River Road, Lincoln


Penobscot County, Maine, 1.65 AC +/-



Boundary

**136 River Road, Lincoln**  
Penobscot County, Maine, 1.65 AC +/-



 Boundary

PROPERTY LOCATED AT: 136 River Road, Lincoln,

### 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: 2022 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: Front of home

Installed by: unknown

Date of Installation: unknown

USE: Number of persons currently using system: 4

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

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

Source of Section I information: Seller

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

Seller Initials Jc KM

PROPERTY LOCATED AT: 136 River Road, Lincoln,

**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 of home** \_\_\_\_\_ OR  Unknown

Date installed: **1979** Date last pumped: **11/2021** Name of pumping company: **Cals Septic**

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

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

Date of last servicing of tank: **unknown** Name of company servicing tank: **unknown**

Leach Field: .....  Yes  No  Unknown

If Yes, Location: **Behind home**

Date of installation of leach field: **1979** 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: **leach field was improved about 12 years ago**

Source of Section II information: **Seller/previous disclosure**

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

Seller Initials jc KM

PROPERTY LOCATED AT: 136 River Road, Lincoln,

**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>HWBB</b>	<b>Pellett Stove</b>		
Age of system(s) or source(s)	<b>unknown</b>	<b>2015</b>		
TYPE(S) of Fuel	<b>oil</b>	<b>Pellets</b>		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<b>600-700 gallons</b>	<b>1-1.5 ton</b>		
Name of company that services system(s) or source(s)	<b>Drinkwater</b>	<b>seller</b>		
Date of most recent service call	<b>2022</b>	<b>n/a</b>		
Malfunctions per system(s) or source(s) within past 2 years	<b>none</b>	<b>none</b>		
Other pertinent information	<b>cleaned in 2022</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: \_\_\_\_\_  
 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 \_\_\_\_\_

Seller Initials Jc

KM

PROPERTY LOCATED AT: 136 River Road, Lincoln,

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

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

~~Comments: **No known storage tanks**~~

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

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

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

Yes  No  Unknown

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

Source of information: **Seller**

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

Seller Initials *JC* *KM* \_\_\_\_\_

PROPERTY LOCATED AT: 136 River Road, Lincoln,

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

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

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

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 Jc KM

PROPERTY LOCATED AT: 136 River Road, Lincoln,

**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: 2301090005B Year: 1987 (Attach a copy)

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

Source of Section VI information: MSC.fema.gov/ Seller

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

Page 6 of 8

Seller Initials Jc KM



PROPERTY LOCATED AT: 136 River Road, Lincoln,

**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: 1979

What year did Seller acquire property? 2022

Roof: Year Shingles/Other Installed: 2011

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: Perimeter drain was redone about 17 years ago. Sump pump not needed since

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: no known material defects

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

Source of Section VII information: Seller/previous disclosure

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

Seller Initials Jc

KM

PROPERTY LOCATED AT: 136 River Road, Lincoln,

**SECTION VIII – ADDITIONAL INFORMATION**

Bedroom door is broken, will be replaced

Sheetrock on the ceiling in downstairs bathroom has a square cut out, will  
be fixed prior to closing

Some minor damage/dings on wallboard and trim

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.

Jake Cormier 09/12/2024  
SELLER DATE  
**Jake Cormier**

Kelsi McLaughlin 09/12/2024  
SELLER DATE  
**Kelsi McLaughlin**

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

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

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

\_\_\_\_\_  
BUYER DATE

\_\_\_\_\_  
BUYER DATE

\_\_\_\_\_  
BUYER DATE

\_\_\_\_\_  
BUYER DATE



# LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Jake Cormier, Kelsi McLaughlin (hereinafter "Seller")  
 AND \_\_\_\_\_ (hereinafter "Buyer")  
 FOR PROPERTY LOCATED AT 136 River Road, Lincoln,

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. *MT*

### 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>Jake Cormier</u>	<u>09/12/2024</u>
		Seller <b>Jake Cormier</b>	Date
_____ Buyer	_____ Date	<u>Kelsi McLaughlin</u>	<u>09/12/2024</u>
		Seller <b>Kelsi McLaughlin</b>	Date
_____ Buyer	_____ Date	_____ Seller	_____ Date
_____ Buyer	_____ Date	_____ Seller	_____ Date
_____ Agent	_____ Date	<u>Mariea Thurlow</u>	<u>09/11/2024</u>
		Agent <b>Mariea Thurlow</b>	Date

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### WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, THAT Kevin R. Bouchard and Sherry L. Bouchard of Lincoln, State of Maine, for valuable consideration paid, the receipt and sufficiency whereof is hereby acknowledged, hereby GRANT unto Jake Cormier and Kelsi M. McLaughlin, having a mailing address of 3 East Broadway, Lincoln, ME 04457, with WARRANTY COVENANTS, as Joint Tenants, the land with any buildings thereon, situated in Lincoln, County of Penobscot and State of Maine, described as follows:

#### PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

Meaning and intending to convey the same premises conveyed to Kevin R. Bouchard and Sherry L. Bouchard by virtue of a deed from Community Evangel Temple dated December 16, 2002 and recorded in the Penobscot County Registry of Deeds in Book 8503, Page 179.

Witness our hands and seals this <sup>10th</sup> 2nd day of June, 2022.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

*Kevin R. Bouchard by Sherry L. Bouchard* <sup>POA</sup>  
Kevin R. Bouchard *Attorney in fact*  
BY: Sherry L. Bouchard Attorney-in-Fact

*Sherry L. Bouchard*  
\_\_\_\_\_  
Sherry L. Bouchard

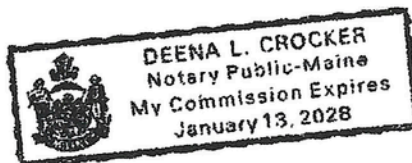
State of Maine  
County of Penobscot

<sup>10</sup>  
June 2, 2022

Personally appeared before me the above-named Sherry L. Bouchard, individually and in her said capacity as attorney in fact for Kevin R. Bouchard, and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of Kevin R. Bouchard.

Before me,

*Deena L. Crocker*  
\_\_\_\_\_  
Notary Public / Attorney at Law  
Printed Name: \_\_\_\_\_  
My Comm. Exp: \_\_\_\_\_



**EXHIBIT A**

A certain lot or parcel of land, together with the buildings thereon, situated on the West side of River Road or the 1-95 Access road, east of the land of Frank Nicastro, northerly of the land of Community Evangel Temple, and southerly of land of George Edwards et al in the Town of Lincoln, County of Penobscot, State of Maine, bounded and described as follows:

Beginning at a found rebar at the northeast corner of the land of Community Evangel Temple as described in a deed recorded in Book 3090 Page 273 of the Penobscot County Registry of Deeds and on the westerly side of the River road at a found rebar of PLS #458; thence S 70° 40' 45" W four hundred seventy-eight and six tenths (478.6') feet to a found rebar by PLS #458; thence S 23° 58' 00" E along the land of Frank Nicastro one hundred fifty (150.0') to a set capped rebar marked "J H HARRIS PLS #1168); thence N 70° 31' 20" E four hundred eighty-nine and eight tenths (489.8') feet to a capped rebar marked "JH HARRIS PLS # 1168) on the west side of the River Road; thence N 28° 17' 15" W along the Road one hundred fifty (150) feet to a found rebar by PLS #458 at the point of beginning. All bearings are magnetic in 2002.

Containing 1.65 acres, more or less



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:

- ✓ 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  
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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.



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“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*