

RANCH HOME

IN TOWN | COUNTRY HOME

One Story Living

59 Taylor Street
Lincoln, Maine

Built in 1930



\$160,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!

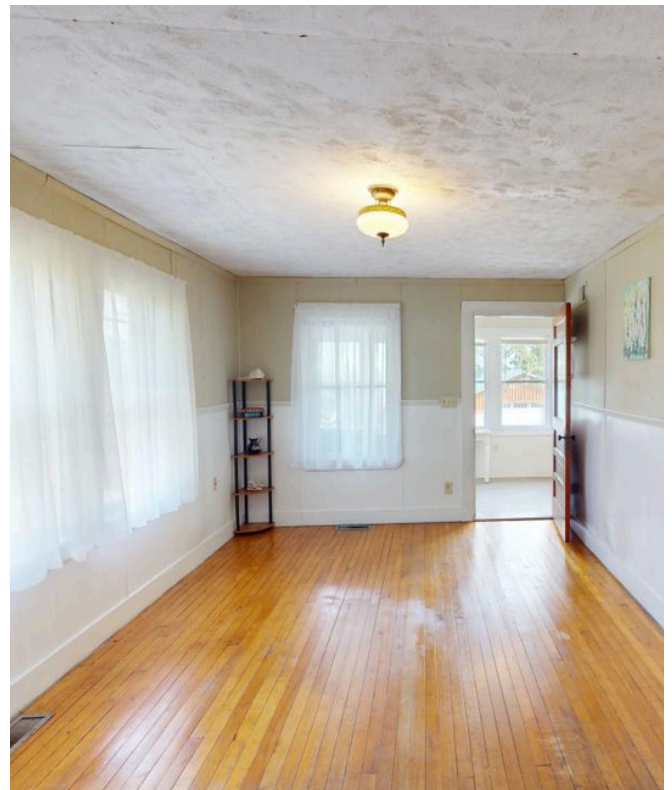




Experience the ease of first-floor living in this cozy 2-bedroom, 1-bath ranch home, built in 1930 and nestled in the heart of Lincoln, ME. Recent updates enhance its appeal, including a new metal roof (2018), new hard-surface kitchen countertops, and fresh vinyl flooring in both the kitchen and bathroom. The eat-in kitchen has been freshly painted, offering a bright and inviting space to gather, while the comfortable living room features a pellet stove with a convenient 3-day hopper, ensuring warmth with minimal effort.

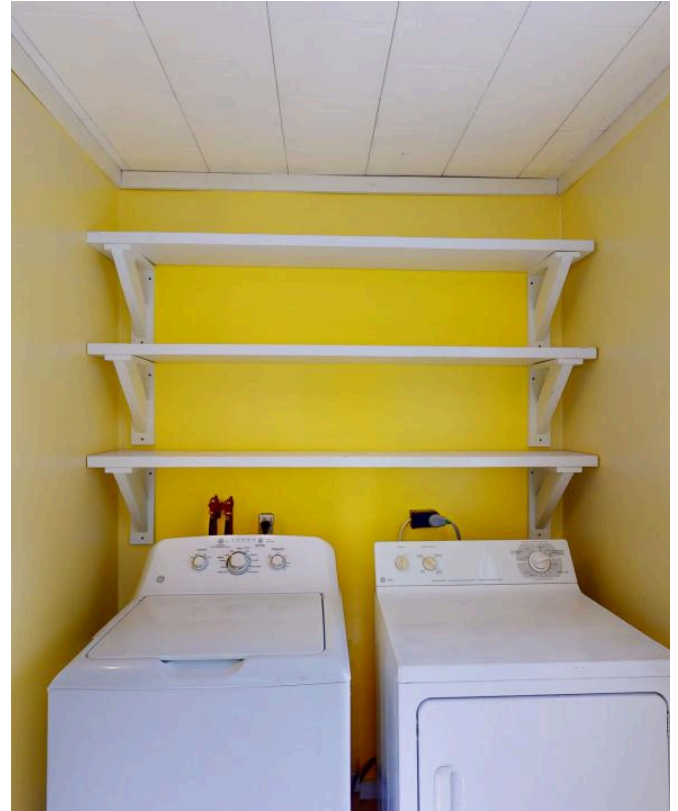
The home welcomes you with a large laundry room off the back door, which could easily double as a home office or craft room. One of the highlights is the 20' x 8' glass-enclosed front porch, perfect for relaxing or entertaining while enjoying picturesque views of Mattanawcook Lake.

Situated on a beautiful 0.55-acre in-town lot, the backyard is partially wooded, providing added privacy, while the front yard boasts mature perennials. The recently paved driveway adds to the property's convenience. This home is connected to public water and sewer, with new water lines and natural gas lines installed along the street this summer.



Lincoln, ME, with a population of approximately 4,850, offers all the essential services and amenities, including grocery stores, car dealerships, service centers, specialty shops, recreational facilities, and several dining options. The Penobscot Regional Hospital, along with other healthcare facilities, is close by for your medical needs. Bangor is just 50 miles away for additional services.

Nature lovers will be thrilled with this home's proximity to Baxter State Park, Mount Katahdin, and the Katahdin Woods and Waters National Monument, all within an hour's drive. With access to pristine lakes, ponds, rivers, snowmobile and ATV trails, this location is perfect for year-round recreation. Whether you're into hiking, fishing, hunting, or simply enjoying the great outdoors, this property offers the ideal base for your adventures.



**Lifestyle
Properties
of Maine**

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newsletter





59 TAYLOR STREET, LINCOLN

PRICE **\$160,000**

TAXES \$1959.86/2024

SQFT 850 BUILT IN 1930

HOW FAR TO...



Shopping | Lincoln, 0.5± miles



Hospital | Lincoln, 1± miles



Airport | Bangor, 50± miles



Interstate | Exit #227, 5± miles



City | Bangor, 50± Miles



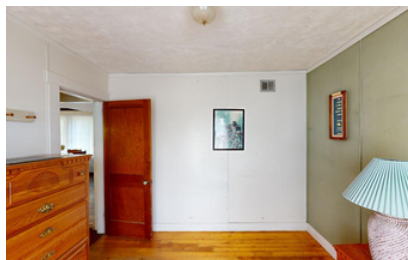
Boston | 284± miles



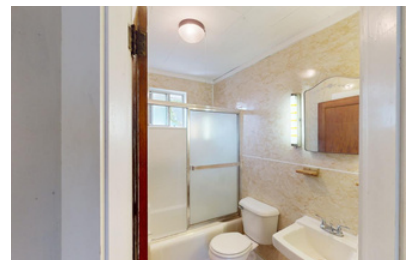
KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Nancy Theriault

Associate Broker | REALTOR®



207.731.9901 cell



207.794.6164 office



nancy@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Nancy's
bio and other
listings



Testimonial:

'Can't thank you enough for helping me and my husband to find our new home in Maine. Nancy went above and beyond to do what was necessary in guiding us through the whole process - finding a home, getting to the closing. From the first time I saw her on YouTube after watching her husband, Rick for a while, I knew that they were the people I wanted to work with through the whole home purchase process. She and Rick are down-to-earth people who are so easy to deal with. I would recommend them to anyone looking for an agent to assist them with buying or selling homes or property. They get ***** from me!'

Connie & Allen Rochefort



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MUNICIPAL CONTACTS

Police

Lincoln Police Dept
(207) 794-2221

Fire

Lincoln Fire Dept
(207) 794-8455

Town Office

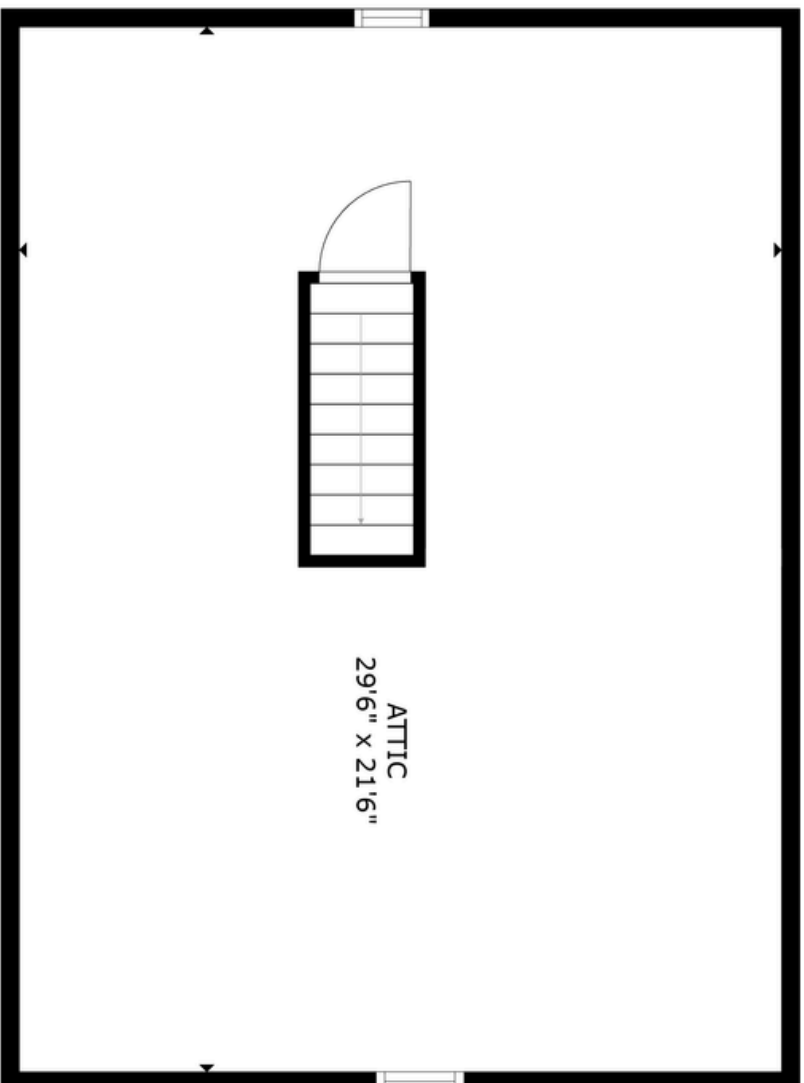
29 Main Street
(207) 794-3372
Mon-Fri 8am-5pm

Tax Assessor

Ruth Birtz
(207) 794-3372

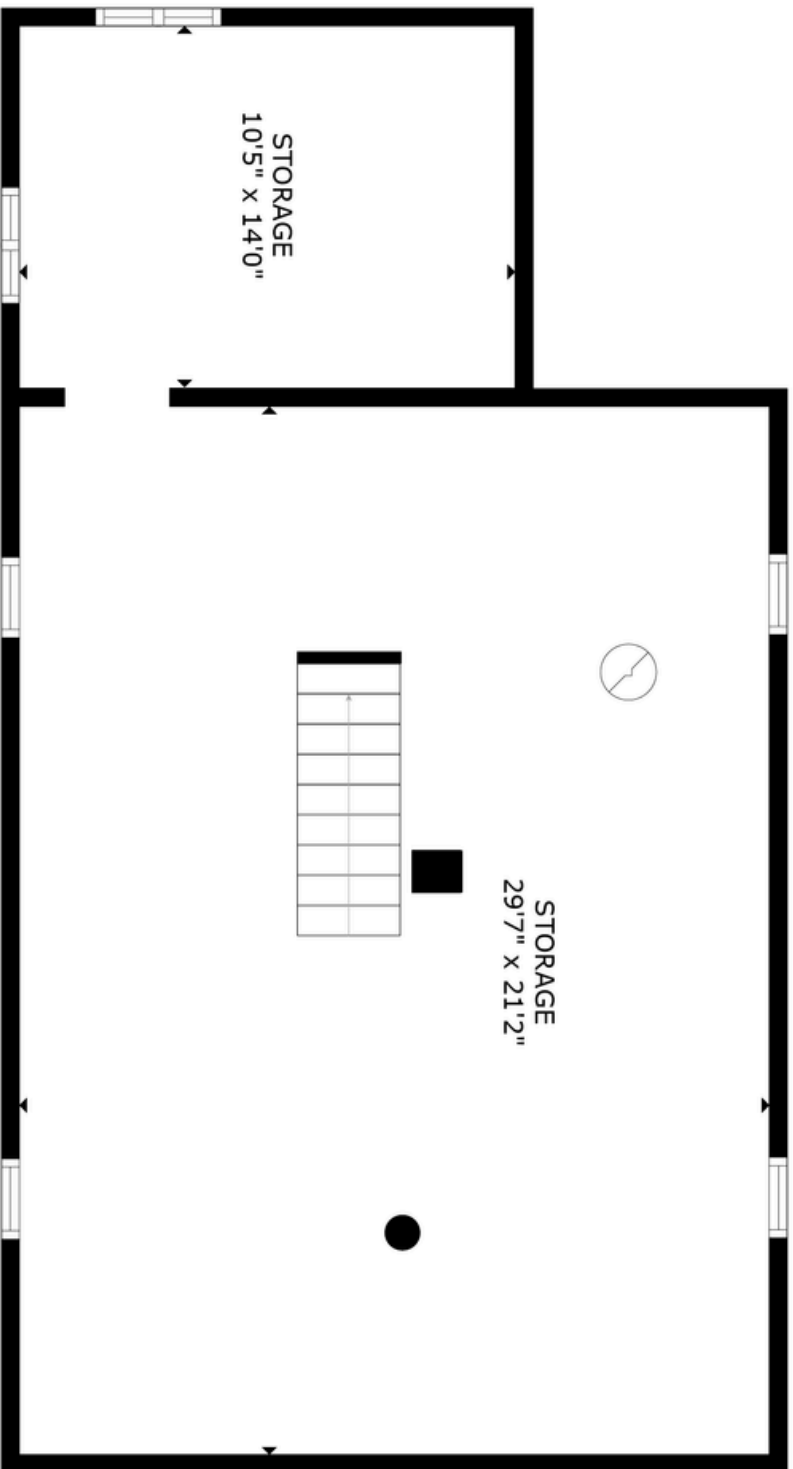
Code Enforcement

Wade Jordan
(207) 794-3372

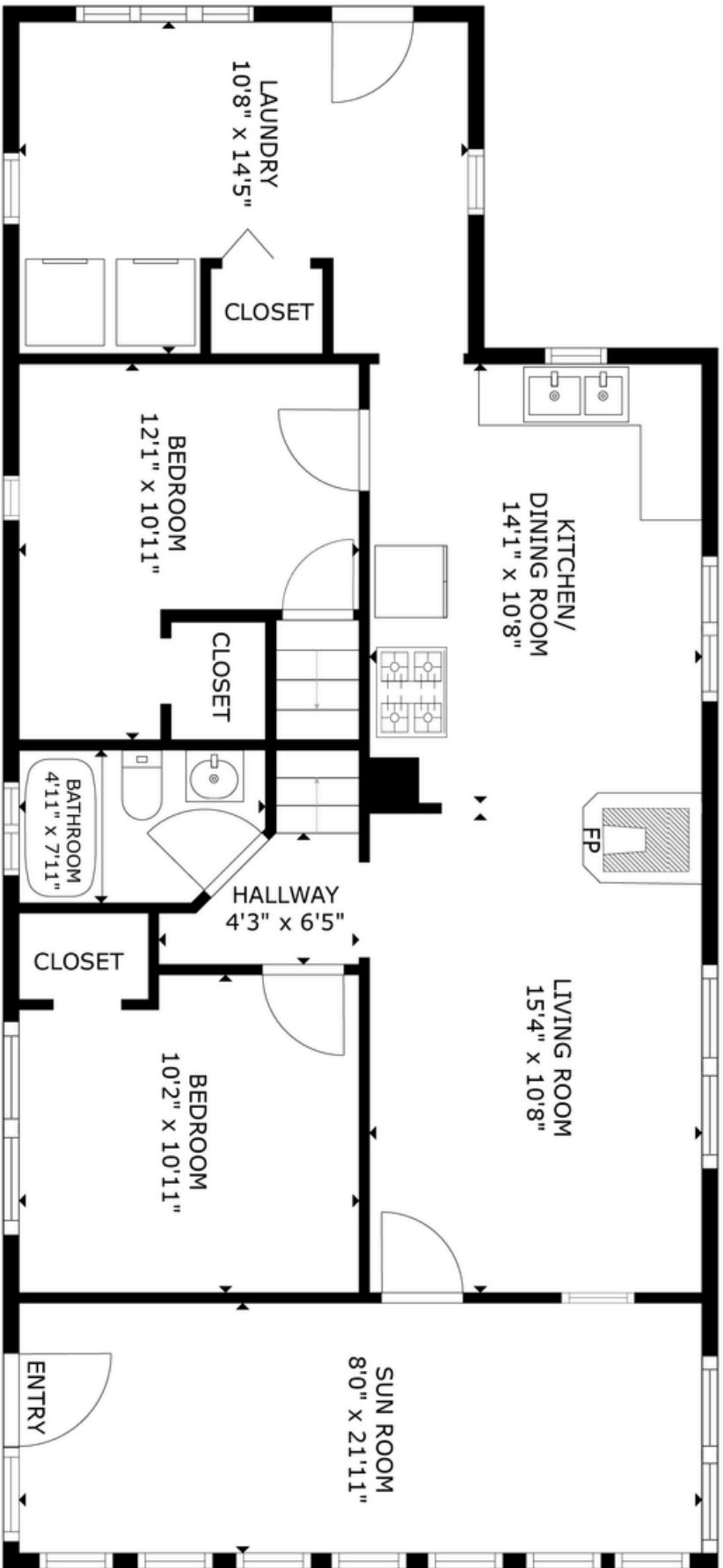


ATTIC
29'6" x 21'6"

GROSS INTERNAL AREA
FLOOR 1: 774 sq. ft. FLOOR 2: 992 sq. ft.
FLOOR 3: 629 sq. ft. TOTAL: 2,395 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

PROPERTY LOCATED AT: 59 Taylor Street, Lincoln, 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: Town Water- new water lines have been installed on Taylor Street.

Source of Section I information: Seller

Buyer Initials _____ Page 1 of 8 Seller Initials P. A. E.

PROPERTY LOCATED AT: 59 Taylor Street, Lincoln, 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: _____

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: Town Sewer

Source of Section II information: Seller

Buyer Initials _____ Page 2 of 8 Seller Initials D. A. E.

PROPERTY LOCATED AT: 59 Taylor Street, Lincoln, 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	Pellet Stove	Forced Hot Air		
Age of system(s) or source(s)	12 yrs	2002		
TYPE(S) of Fuel	wood pellets	oil		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	5 Tons per yr	not currently using		
Name of company that services system(s) or source(s)	seller maintains himself			
Date of most recent service call	N/A			
Malfunctions per system(s) or source(s) within past 2 years	None			
Other pertinent information	has a 3 day hopper on top for ease of filling	has not used since having pellet stove		

- 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: HFA oil furnace was new 2002 according to previous disclosure, seller on used a couple of years
 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 D A E.

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

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

Comments: None to seller's 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: _____ Yes No Unknown

Comments: None that seller is aware of.

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: Public water-new water lines installed by Town this summer

Source of information: Seller

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: None by current owner

Source of information: Seller

Buyer Initials _____

Seller Initials D A E

PROPERTY LOCATED AT: 59 Taylor Street, Lincoln, 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: rooms have been recently repainted

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 and Seller

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: Seller

Buyer Initials _____

Seller Initials D. A. E.

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: last map for FIRM 9/18/1987 230109005B

Source of Section VI information: Seller and flood maps

Buyer Initials _____ Page 6 of 8 Seller Initials D.A.E

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: 1930

What year did Seller acquire property? 2009

Roof: Year Shingles/Other Installed: Metal roof replaced in 2018

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: basement has a crushed rock floor, spring run off and through crack on back wall when it rains hard

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

If Yes, are test results available? Yes No

Comments: _____

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: _____

Has all or a portion of the property been surveyed? Yes No Unknown

If Yes, is the survey available? Yes No Unknown

Manufactured Housing – Is the residence a:

Mobile Home Yes No Unknown

Modular Yes No Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... Yes No Unknown

Comments: _____

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

Comments: _____

Source of Section VII information: Seller

Buyer Initials _____

Seller Initials D. A. E

SECTION VIII – ADDITIONAL INFORMATION

Home being sold "As Is"

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.

Dale A Eaton 9-12-2024
SELLER DATE SELLER DATE
Dale A. Eaton

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 Dale A. Eaton (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 59 Taylor Street, Lincoln, ME 04457

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 _____

Seller Dale A. Eaton

Date 9-12-2024

Buyer _____ Date _____

Seller _____

Date _____

Buyer _____ Date _____

Seller _____

Date _____

Buyer _____ Date _____

Seller _____

Date _____

Agent _____ Date _____

Agent Nancy Theriault

Date 9/12/2024

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United Country Lifestyle Prope, 113 West Broadway Lincoln ME 04457
Nancy Theriault

Phone: (207)794-6164 Fax: (207)794-6666
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St. Suite 2200, Dallas, TX 75201 www.lwolf.com



Dale A. Eaton

**WARRANTY DEED
(09-03155L)**

LONNIE KENNEDY and KENNETH C. PATTERSON, for consideration paid **GRANT** to **DALE A. EATON** of Lincoln, Maine (whose mailing address is 867 Transalpine Road Lincoln, Maine 04457) with **WARRANTY COVENANTS**, a certain lot or parcel of land, together with any buildings and improvements thereon, situated in Lincoln, Penobscot County, Maine, bounded and described as follows:

Commencing on the southerly sideline of Taylor Street at the northwesterly corner of property now owned by Robert Burke; thence southerly, on and along said Burke's westerly line, two hundred (200') feet; thence westerly one hundred twenty (120') feet to the easterly line of property now owned by Reynold Emery; thence northerly, on and along said Emery's easterly line, two hundred (200') feet to the southerly sideline of said Taylor Street; thence easterly, on and along said Taylor Street, one hundred twenty (120') feet to the point of beginning.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Being the same premises as described in the deed from Danny Ireland to Lonnie Kennedy and Kenneth C. Patterson dated April 4, 2003 and recorded in Penobscot County registry of Deeds, Book 8669 Page 259.

WITNESS our hands and seals this 13th day of June, 2009

Signed, Sealed and Delivered
In the Presence of

Lonnie Kennedy
Lonnie Kennedy

Kenneth C. Patterson
Kenneth C. Patterson

**STATE OF MAINE
PENOBSCOT COUNTY, ss**

June 13, 2009

Then personally appeared before me the above named Lonnie Kennedy and Kenneth C. Patterson and acknowledged the foregoing instrument to be their free act and deed.

Kelley Lynn Duchesne
Notary Public

Maine Real Estate
Transfer Tax Paid

KEILEY LYNN DUCHESNE
(Print Name) NOTARY PUBLIC - STATE OF MAINE
My Commission Expires
April 30, 2013

PENOBSCOT COUNTY, MAINE
Susan F. Bulley
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



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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