

WATERFRONT HOME

LAKEFRONT | 325FT WATER FRONTAGE | 2 GARAGE SPACES

3 Story Living

**32 Rabbit Lane
Whiting, Maine**

Indian Lake



\$300,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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Scan to view the full property details and video!





Photography by Mayhem Media

If you've been looking for a waterfront home in Downeast Maine and don't mind a little sweat equity – this is the home for you. The charming lakefront home nestled on 1.3 acres of picturesque land along Indian Lake is definitely a diamond in the rough. With 235 feet of private lakefront, this property offers stunning views from almost every room, enhanced by large windows that invite natural light. Built in 1989, the home boasts a total living area of 2,345± square feet, featuring three bedrooms and two bathrooms.

The classic cottage exterior, adorned with cedar shake siding, includes covered porches on both the east and west sides, as well as an open deck perfect for soaking in the serene surroundings during an al fresco lunch or dinner. Inside, the main level welcomes you with a nice sized eat-in kitchen, a formal dining room and direct entry to the front and back porches. The laundry area and a full bath complete this floor.



The upper level features a primary bedroom with a sitting area and private access to the full bath as well as 2 other bedrooms and a library/reading nook with window seat overlooking the lake. The lower level is a fantastic space for relaxation and entertainment, featuring a spacious living room highlighted by a cozy brick fireplace, a large family room with direct garage access and a 9.5 x 14.5 alcove with a hot tub, a cozy reading room, and a generous office with plenty of storage.

Additional highlights include a whole-house automatic generator, two oil forced hot air furnaces, and a storage shed on the property. The outdoor space offers a large, level lawn with terraced landscaping and easy access to the lake via exterior steps. While the home is structurally sound, it requires some TLC, primarily cosmetic updates and minor deferred maintenance. Embrace the opportunity to make this lakefront gem your own and enjoy serene living surrounded by nature



**Lifestyle
Properties
of Maine**





32 RABBIT LANE, WHITING

PRICE

\$300,000

TAXES

\$4551.69/2024

SQFT

2344.75

BUILT IN

1985

HOW FAR TO...



Shopping | Machias, 12± miles



Hospital | Machias, 13± miles



Airport | Bangor, 100± miles



Interstate | I395, 100± miles



City | Calais, 42± Miles



Boston | 334± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Carmen McPhail

Associate Broker | REALTOR®



207.290.0371 cell



207.794.6164 office



carmen@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Carmen's bio and
other listings



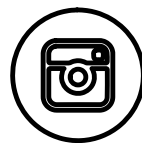
Testimonial:

'A note to say thank you for all of Carmen's efforts concerning the sale of our home in Monson. She really is very experienced in the real estate market and we couldn't be more happy with the whole process. It went smoothly and in a very short time the house was sold. Her advice along the way made our job less stressful and whenever we had questions she would always return our calls and answer us. Again we appreciated the working relationship with Carmen and your company, I would give you an A plus and recommend others who want to sell or purchase a home.'

Steve Day



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@lifestyleproperties



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MUNICIPAL CONTACTS

Police

Washington County Sheriff
(207) 255-3434

Fire

Whiting Vol. Fire Dept
(207) 255-2027

Town Office

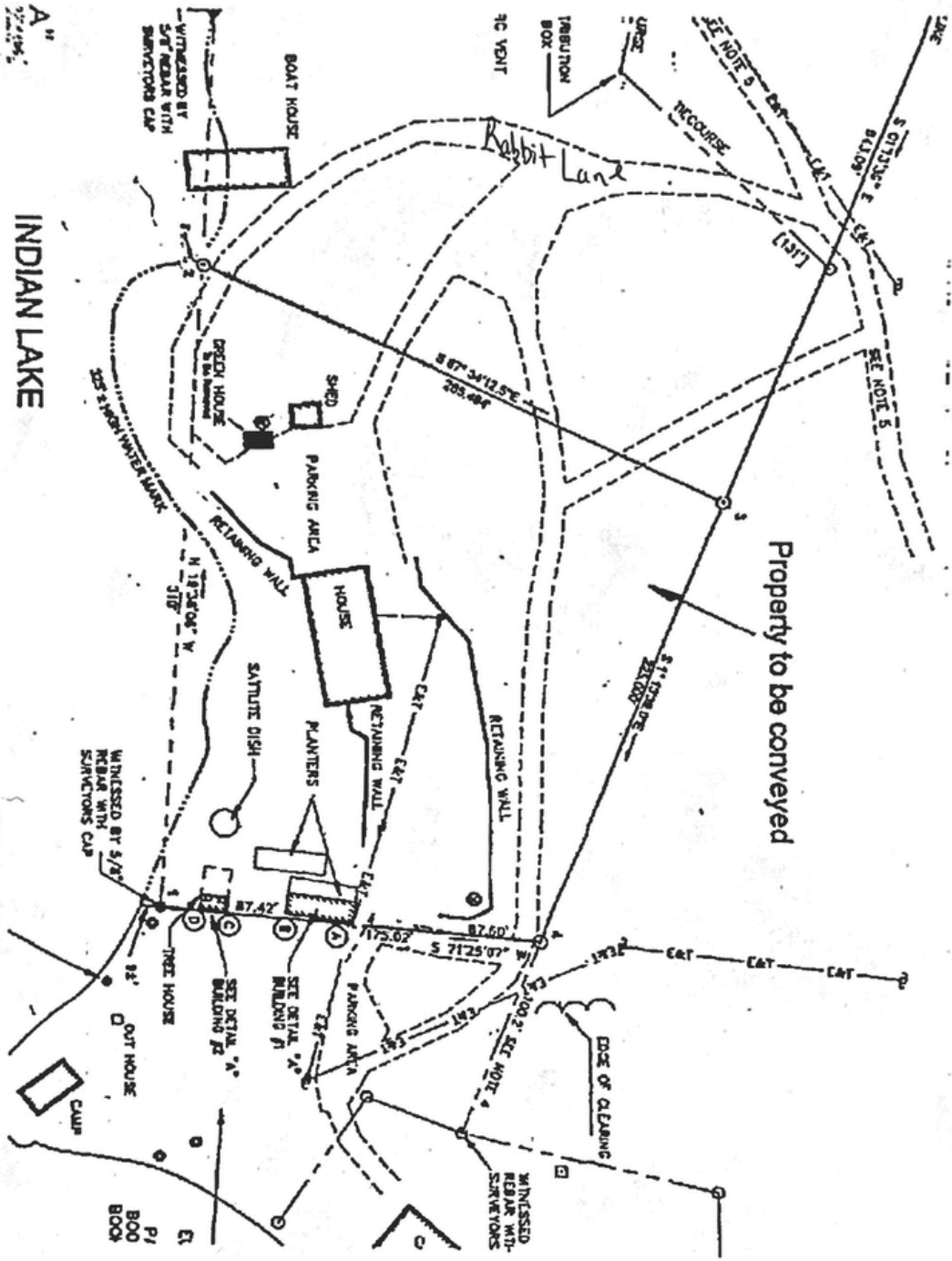
169 US-1, Whiting
(207) 733-2027
MWF- 8:00am - 4:00pm
whiting@roadrunner.com

Tax Assessor

Ellery Bane
(207) 733-2027

Code Enforcement

James Bradley
(207) 255-8874



A 11
27.496'

INDIAN LAKE

10' VENT

TABULATION BOX

SEE NOTE 5
RECOURSE

S 01° 32' 36" E
84.000'

SEE NOTE 5

S 67° 34' 12.5" E
285.484'

Property to be conveyed

S 1° 02' 00" E
250.000'

N 18° 34' 00" W
117.5.07'

S 71° 25' 07" W
175.07'

S 71° 25' 07" W
175.07'

S 1° 02' 00" E
250.000'

WITNESSED REAR WITH SURVEYORS

WITNESSED REAR WITH SURVEYORS CAP

WITNESSED REAR WITH SURVEYORS CAP

P.I. BOO BOO

ET

OUT HOUSE

TREE HOUSE

SEE DETAIL BUILDING #2

SEE DETAIL BUILDING #1

SEE DETAIL BUILDING #1

SEE DETAIL BUILDING #1

SEE DETAIL BUILDING #1

SEE DETAIL BUILDING #1

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SEE DETAIL BUILDING #1

PROPERTY LOCATED AT: 32 Rabbit Lane, Whiting, ME 04691

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: Behind storage shed

Installed by: Lord's Well Drilling

Date of Installation: 1954

USE: Number of persons currently using system: 0

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

Comments: owner has not occupied the home for several years - had tenants most recently

Source of Section I information: personal observation, Maine water well database does not show it, previous disclosure

Buyer Initials _____ Page 1 of 8 Seller Initials LM _____

PROPERTY LOCATED AT: 32 Rabbit Lane, Whiting, ME 04691

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: Behind garage under wooden top OR Unknown

Date installed: 1991+/- Date last pumped: unknown Name of pumping company: n/a

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: 2006 septic pump replaced

Date of last servicing of tank: 2006 Name of company servicing tank: Eastern Plumbing

Leach Field: Yes No Unknown

If Yes, Location: between camp rd and driveway

Date of installation of leach field: 1991+/- Installed by: Mariner Small

Date of last servicing of leach field: none 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: owner has not occupied the home for several years - had tenants most recently - feild is 151 ft from water

Source of Section II information: current owner, previous disclosure, HHE 200

Buyer Initials _____

Seller Initials SDM

PROPERTY LOCATED AT: 32 Rabbit Lane, Whiting, ME 04691

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	FHA - garage	wood stove - garage	fha - house	Fireplace
Age of system(s) or source(s)	1985	unknown	1985	1985
TYPE(S) of Fuel	oil	wood	oil	wood
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	unknown	unknown	unknown	unknown
Name of company that services system(s) or source(s)		n/a		n/a
Date of most recent service call	unknown	n/a	unknown	n/a
Malfunctions per system(s) or source(s) within past 2 years	none known	none known	none known	none known
Other pertinent information	tenant had last account	unknown when last in use in same flue as furnace in gar		unknown when last used

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: owner has not occupied the home for several years - had tenants most recently

Source of Section III information: Current owner and previous disclosure

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: _____

PROPERTY LOCATED AT: 32 Rabbit Lane, Whiting, ME 04691

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

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

Comments: _____

Source of information: _____

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 known

Source of information: Current owner, personal observation and previous disclosure

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: Current owner and previous disclosure

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: Current owner and previous disclosure

E. METHAMPHETAMINE - Current or previously existing: Yes No Unknown

Comments: owner has not occupied the home for several years - had tenants most recently

Source of information: current owner and previous disclosure

Buyer Initials _____

Seller Initials DM

PROPERTY LOCATED AT: 32 Rabbit Lane, Whiting, ME 04691

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: original camp build 1930s - fully replaced 1984, exterior trim around doors needs paint

Source of information: Current owner, personal observation and previous disclosure

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 known

Source of information: Current owner and previous disclosure, Maine EGAD maps

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: row for road from Halls Mills Rd, Easement for septic,

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: deed

Buyer Initials _____

Seller Initials DM

PROPERTY LOCATED AT: 32 Rabbit Lane, Whiting, ME 04691

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: none

Source of Section VI information: FEMA flood maps

Buyer Initials _____ Page 6 of 8 Seller Initials SM

PROPERTY LOCATED AT: 32 Rabbit Lane, Whiting, ME 04691

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: propane tank owned by RH Foster

Year Principal Structure Built: 1984

What year did Seller acquire property? 2003

Roof: Year Shingles/Other Installed: unknown

Water, moisture or leakage: none noted

Comments: none known

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: _____

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

If Yes, are test results available? Yes No

Comments: some possible in family room under garage and master bedroom closet

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: automatic generator backup

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 seen

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: property has some damage from last tenant, door to basement

Continued... See Addendum Known material defects 1

Comments: owner has not occupied the home for several years - had tenants most recently

Source of Section VII information: Current owner, personal observation and previous disclosure

Buyer Initials _____

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Seller Initials DTM

PROPERTY LOCATED AT: 32 Rabbit Lane, Whiting, ME 04691

SECTION VIII – ADDITIONAL INFORMATION

Property is being sold as is - where 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.

Beverly H Montiel 12/2/24
SELLER DATE SELLER DATE
Beverly Montiel

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

BK2718PG093

02662

WARRANTY DEED

SCOTT K. LUCHESE and MARGARET M. LUCHESE, husband and wife, whose mailing address is 2207 Town Oaks Drive, Houston, TX 77062,

for consideration paid,

grant unto JOHN MONTIEL and BEVERLY MONTIEL, husband and wife, whose mailing address is 56 Mowbray Avenue, Bay Shore, NY 11706, as joint tenants and not as tenants in common, with WARRANTY COVENANTS,

A certain lot or parcel of land together with buildings and improvements thereon, situated in the Town of Whiting, County of Washington and State of Maine, on the easterly shore of Indian Lake, bounded and described as follows, to wit:

TRANSFER TAX PAID

Beginning at a point indicated by a 5/8" rebar with surveyor's cap marked "Huntley PLS 360 Machias, Me.", said point marking the northwest corner of land now or formerly of Eugene and Pauline Bailey as described in deeds recorded in the Washington County Registry of Deeds in Volume 1023, Page 259 and Volume 627, Page 310, said point further described as being located on the northerly line of the aforementioned Bailey property near the waters of Indian Lake on a survey plan by Almer Huntley, RLS #360, recorded in the Washington County Registry of Deeds in Map Cabinet 1, Drawer 2, as No. 9;

thence following the northerly line of Bailey bearing North 71° 25' 07" East for a distance of 175.02 feet to a point indicated by a 5/8" rebar with surveyor's cap marked "Huntley PLS 360 Machias, Me" on the westerly line of land now or formerly of Steven Reynolds as described in a deed recorded in Volume 1141, Page 072 of the Washington County Registry of Deeds, said point marking the southeast corner of the herein described lot;

thence following the westerly line of said Reynolds land bearing North 01° 13' 39" West for a distance of 225.00 feet to a point indicated by a 1/2" iron rod, said point marking the northeasterly corner of the herein described lot;

thence bearing North 87° 34' 12" West through land now or formerly of Serita H. Corey for a distance of 265.48 feet to a point indicated by a 1/2" iron rod near the westerly side of a gravel access road;

thence continuing following land retained by Serita H. Corey bearing North 87° 34' 12" West for a distance of 8 feet, more or less, to an unmarked point on the high water mark of Indian Lake, said unmarked point marking the northwesterly corner of the herein described lot;

thence generally southerly following the high water mark of Indian Lake for a distance of 325 feet, more or less, to an unmarked point on the northerly line of the aforementioned

BK 2718 PG 094

Bailey property, said point further described as being located South 71° 25' 07" West from the first mentioned 5/8" rebar, said point marking the southwesterly corner of the herein described lot;

thence bearing North 71° 25' 07" East for a distance of 9 feet, more or less, to the first mentioned 5/8" rebar and point of beginning.

The above described lot contains 1.3 acres, more or less. Courses herein are referenced to the magnetic meridian, 2001.

Also conveying to the Grantees herein, their heirs and assigns forever, a right of way in common with Serita H. Corey, her heirs and assigns, and with all others entitled thereto over the road as now used which runs from the Halls Mills Road, so-called, to the easterly line of the retained land of said Serita H. Corey. The right of way granted to the Grantees, their heirs and assigns, through the retained land of Serita H. Corey to the land herein being conveyed is more specifically articulated below.

Also conveying to the Grantees herein, their heirs and assigns, a right of way for ingress and egress by foot or by vehicle over the existing roadway which runs in a westerly and southwesterly direction along the course identified as "right of way to named parties" and numbered "2" in Plaintiff's Exhibit 5 in the case of Eugene L. Bailey, et al, Plaintiff, versus Allen W. Corey, Defendant, Washington County Superior Court, Docket No. CV-90-15A, said Exhibit further filed in Map Hanger 2, Slide 127 of the Washington County Registry of Deeds, as said roadway course runs to the line of property herein conveyed. The portion of said "right of way to named parties" northeasterly of the point identified by the number "6" on said Exhibit and plan is for the common use of Serita H. Corey, her heirs and assigns; Grantees, their heirs and assigns; and all other parties entitled to use of the same; that portion of the existing roadway located southerly and westerly of Point 6 on the "right of way to named parties" is for the exclusive use of Grantees, their heirs and assigns, as appurtenant to the within granted premises.

This conveyance is subject to the rights of ingress and egress in favor of Pauline Bailey and Louise Corey by virtue of agreements with Allen Corey, both dated August 7, 1996 and respectively recorded in Volume 2097, Page 245 and Volume 2097, Page 250 of the Washington County Registry of Deeds, relocating the rights of way in favor of the said parties through the within conveyed land following the course of the constructed road identified as the road numbered "5" of the lot plan in Plaintiff's Exhibit recorded in Map Hanger 2, Slide 127 of the Washington County Registry of Deeds.

Also conveying to the Grantees, their heirs and assigns, the right and easement to install, maintain, repair and use the existing septic tank, leach field, piping and appurtenances located on land reserved by Serita H. Corey, with the right to enter said Corey's retained property with men and equipment to conduct such repairs and maintenance as are necessary for the disposal of septic waste for residential purposes. The rights herein granted for use of the existing septic system are to be held in common with Serita H.

BK2718PG095

Corey, her heirs and assigns, and Grantors makes no affirmative representation of assumption of any costs for maintenance of said system.

The above described premises are the same real estate described in a deed from Serita H. Coroy to Scott K. Luchesi and Margaret M. Luchesi dated May 10, 2001 and recorded in Volume 2510, Page 005 of the Washington County Registry of Deeds.

Also conveying all rights, easements, privileges and appurtenances now belonging to the granted estate as intended by Title 33 M.R.S.A. Section 773.

WITNESS our hands and seals this 3rd day of February, 2003.

SIGNED, SEALED AND DELIVERED
In the presence of

V. Jean Lenabury
Witness

Scott K. Luchesi
SCOTT K. LUCHESE

V. Jean Lenabury
Witness

Margaret M. Luchesi
MARGARET M. LUCHESE

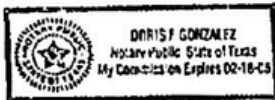
STATE OF TEXAS
County of Houston

February 3, 2003

Personally appeared the above named SCOTT K. LUCHESE and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Doris F. Gonzalez
Notary Public



DORIS F. GONZALEZ
Type/print name of Notary Public

STATE OF MAINE
WASHINGTON CO.
REGISTRY OF DEEDS

Received MAR 10 2003
at 12 H 22 M PM recorded
in Book _____ Page _____
Attest:

c:\my documents\103-491\deed1.doc



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.



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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