

1890 HISTORIC HOME

COUNTRY HOME | 4 CAR GARAGE | 0.9± ACRES

ORIGINAL CHARACTER

**35 School Street
Princeton, Maine**

EXPANSIVE YARD



\$200,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Charming 1890 Historic Home on Corner Lot – 35 School Street, Princeton, ME Step into the charm of yesteryear with this lovely 3-bedroom, 1-bath home, built in 1890, situated on a spacious 0.9-acre corner lot in Princeton. This historic gem showcases a unique blend of original character and modern potential. With nearly an acre of land, the property offers ample space for outdoor enjoyment, gardening, or even future projects. The open-concept kitchen and living area create a warm and inviting atmosphere, perfect for hosting friends and family. Large windows throughout the home provide natural light and offer scenic views of the surrounding greenery.

Steeped in history, this home has witnessed the growth of Princeton for over a century, making it not only a residence but a part of the town's rich heritage. Outside, the expansive yard gives you the room to create your own oasis while still enjoying the quiet charm of small-town life.





Lifestyle Properties of Maine

Princeton is well-known for its access to outdoor recreation. Just a short distance from the home, you'll find the stunning waters of Big Lake and the St. Croix River, perfect for boating, fishing, and kayaking. Nature enthusiasts can explore nearby Moosehorn National Wildlife Refuge, offering excellent birdwatching and hiking trails. For winter sports, there are snowmobiling trails and cross-country skiing opportunities in the area, making Princeton an ideal location for year-round outdoor activities.



Whether you're seeking a peaceful retreat or an active lifestyle, 35 School Street provides the perfect balance of history, comfort, and outdoor adventure. Make this charming piece of Princeton's history your new home!

Like what you see?
Scan to subscribe
to our monthly
newsletter





35 SCHOOL STREET, PRINCETON

PRICE **\$200,000**

TAXES \$1452.69/2024

SQFT 2096 BUILT IN 1890

HOW FAR TO...



Shopping | Calais, 30± miles



Hospital | Calais, 30± miles



Airport | Princeton, 5± miles



Interstate | Exit #227, 90± miles



City | Calais, 30± miles



Boston | 315± miles



KITCHEN



LIVING ROOM



DINING ROOM



BEDROOM



Vicki Peters

ASSOCIATE BROKER | REALTOR®



207.290.2017 cell



207.794.6164 office



vicki@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Vicki's
bio and other
listings



Testimonial:

'When looking for property in Maine we were indeed fortunate to find Vicki Peters at United Country Lifestyle Properties. Before we drove up to Maine we had many questions regarding the area and properties that were available and Vicki answered our questions via email promptly and with the insight of a person who knows the area well.

We enjoyed meeting Vicki and spending time with her. We were fortunate to find just what we wanted and Vicki was there to answer any questions we had right through closing. We are pleased to recommend her.'

Richard Wainwright



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Indian Township Police
(207) 796-5296

Fire

Princeton Fire Station
(207) 952-2577

Town Office

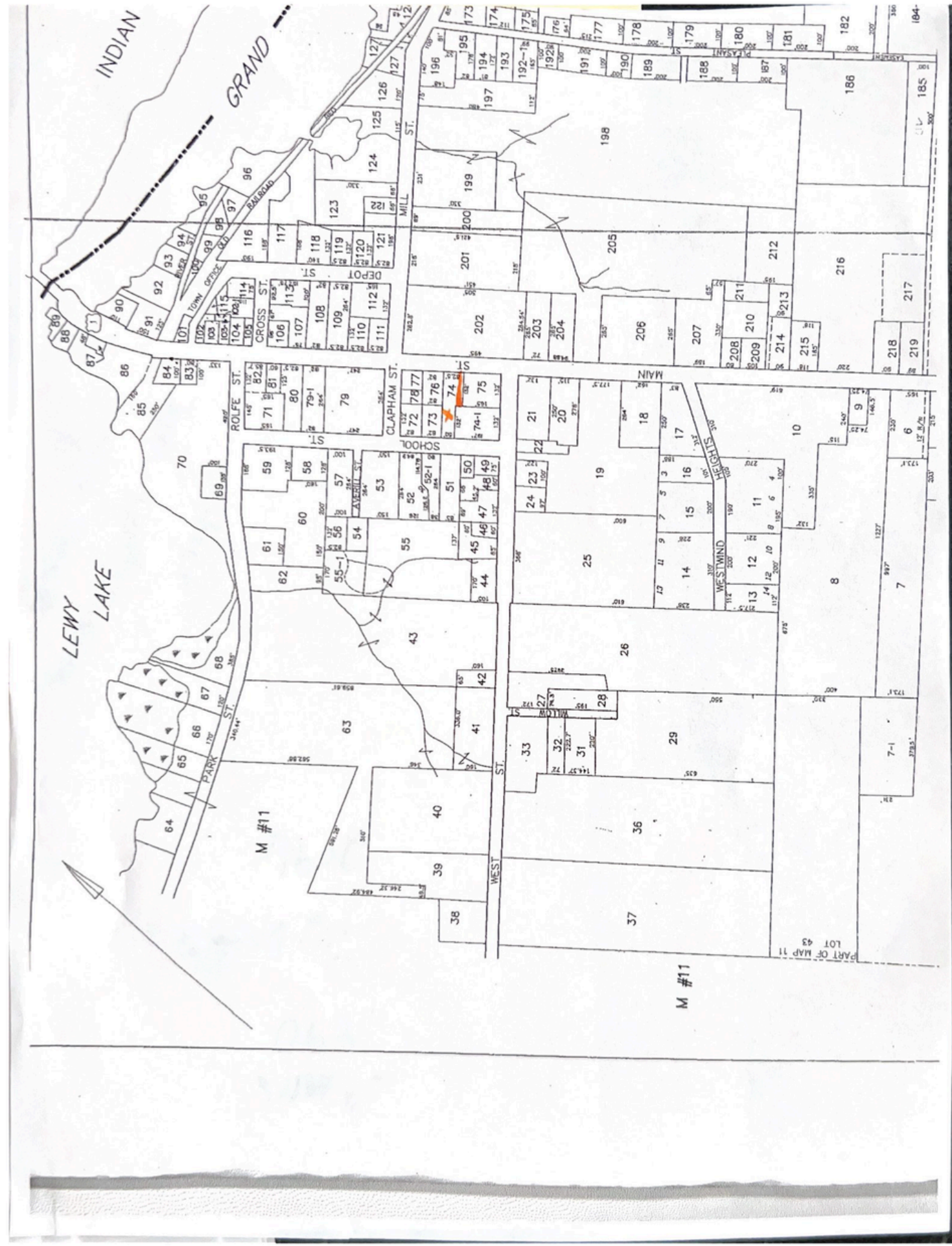
15 Depot St
(207) 796-2744

Tax Assessor

N/A

Code Enforcement

N/A



M #11

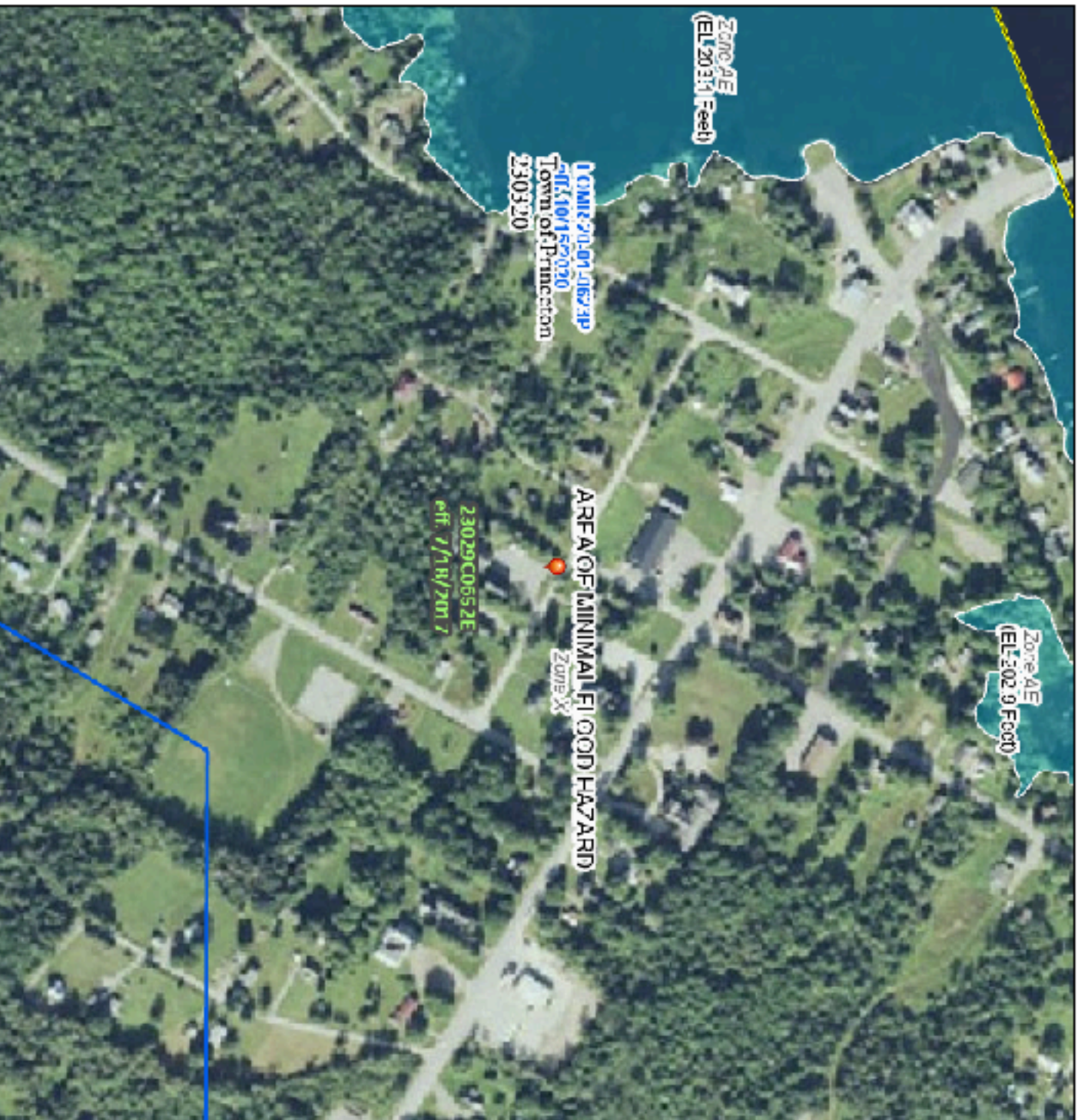
M #11

PART OF MAP 71 LOT 43

National Flood Hazard Layer FIR Mette



47°23'42"N - 81°12'27"W



47°23'42"N - 81°12'27"W

Basemap Imagery Source: USGS National Map 2023

Legend

SEE THE REPORT FOR EXPLANATIONS AND CONTACT MAP FOR FIRM PANELS/PORT

SPECIAL FLOOD HAZARD AREAS	<ul style="list-style-type: none"> Without Base Flood Elevation (BFE) (Zone A, V, X) With BFE Depth (Zone A, V, X) and Regularity Floodway
-----------------------------------	--

OTHER AREAS OF FLOOD HAZARD	<ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard: Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile (Zone Z) Source Conditions: 1% Annual Chance Flood Hazard (Zone Z) Areas with Reduced Flood Risk due to Levees, Sea Walls, Zone Z Areas with Flood Risk due to Levees/Dams
------------------------------------	--

OTHER AREAS OF GENERAL STRUCTURES	<ul style="list-style-type: none"> 302 Cross Section with 1% Annual Chance Flood Hazard (Zone X) Effective 10 MFLs Area of Unconventional Road Hazard (Zone D) Channel, Culvert, or Storm Sewer Levee, Dam, or Roadwall
--	--

OTHER FEATURES	<ul style="list-style-type: none"> 302 Cross Section with 1% Annual Chance Flood Hazard Water Surface Boundary Casual Transition Base Road Diverter Line (BFD) Levee of Sandy Jurisdiction Boundary Casual Transition Boundary Profile Baseline Hydrographic Feature
-----------------------	---

MAP PANELS	<ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped
-------------------	---

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA standards for the use of digital flood maps if it is not noted as such below. The Basemap shown complies with FEMA's Basemap accuracy standards.

The Flood Hazard Information is derived directly from the authoritative MFL web services provided by FEMA. This map was updated on **3/27/2024 at 5:40 PM** and does not reflect changes or amendments subsequent to this date and time. The MFL and effective information may change or become superseded by new data over time.

This map is void if the site or name of the following map elements do not appear: Basemap, FIRM, Flood zone label, Legend, scale bar, map creator date, copyright, identifiers, FIRM panel number, and FIRM effective date. Map images for unapproved and unauthorized areas cannot be used for regulatory purposes.

PROPERTY LOCATED AT: 35 School Street, Princeton,

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: Front Lawn by Road

Installed by: Jords

Date of Installation: 2001

USE: Number of persons currently using system: 2

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

Comments: 320 ft Deep

Source of Section I information: _____

Seller
Buyer Initials AA

Page 1 of 8

Buyer
Seller Initials _____

PROPERTY LOCATED AT: 35 School Street, Princeton,

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: North of home OR Unknown

Date installed: 2001 Date last pumped: 2023 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: Beyond the Septic

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: none

Source of Section II information: Seller

Buyer Initials _____

Seller Initials [Signature] [Signature]

PROPERTY LOCATED AT: 35 School Street, Princeton,

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	HV/B/B	3 Heat pumps	Fireplace	
Age of system(s) or source(s)	90's	2023		
TYPE(S) of Fuel	oil	Elec		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information	Does not use	1st Month Elec Bill September		

- 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: Not in use - Fireplace - last time used 2008

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 [Signature] [Signature]

PROPERTY LOCATED AT: 35 School Street, Princeton,

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: _____

Source of information: _____

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: _____

Buyer Initials _____

Seller Initials CD DL

35 School St.

PROPERTY LOCATED AT: 35 School Street, Princeton,

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: Barn

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: _____

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 _____

Page 5 of 8

Seller Initials AD DD

PROPERTY LOCATED AT: 35 School Street, Princeton,

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: Zone X (Minimal Flood hazard) Year: 7-18-2017 (Attach a copy)

Comments: _____

Source of Section VI information: Fema's Nat. Flood Hazard Layer

Buyer Initials _____

Seller Initials CB DB

35 School St.

PROPERTY LOCATED AT: 35 School Street, Princeton,

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: 1890

What year did Seller acquire property? 1990

Roof: Year Shingles/Other Installed: Shingles 2008

Water, moisture or leakage: None

Comments: None

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

Water, moisture or leakage since you owned the property: Yes No Unknown

Prior water, moisture or leakage? Yes No Unknown

Comments: _____

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: Steps - Side of home -

Comments: _____

Source of Section VII information: Seller

Buyer Initials _____

Seller Initials [Signature]

[Signature]

Charles R. Devoe

PROPERTY LOCATED AT: 35 School Street, Princeton,

SECTION VIII — ADDITIONAL INFORMATION

NONE

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Charles R. Devoe
SELLER DATE
Charles R. Devoe

Darlene D. Devoe
SELLER DATE
Darlene D. Devoe

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

35 School St.

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Charles R. Devoe, Darlene D. Devoe (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT 35 School Street, Princeton,

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.

	Date	<i>Charles R. Devoe</i>	Date
Buyer		Seller Charles R. Devoe	10/01/24
	Date	<i>Darlene D. Devoe</i>	Date
Buyer		Seller Darlene D. Devoe	10/01/24
	Date		Date
Buyer		Seller	
	Date	<i>Vicki Peters</i>	Date
Buyer		Seller	
	Date		Date
Buyer		Agent Vicki Peters	

Agent

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RECEIVED

BK 1650 PG 343

07008

WARRANTY DEED - JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS

THAT First Congregational Society of Princeton, County of Washington and State of Maine

in consideration of One Dollar and other value

paid by Charles R. Devoe and Darlene D. Devoe, husband and wife, both of Princeton, Washington County, Maine

the receipt whereof it does hereby acknowledge, does hereby

GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said

Charles R. Devoe and Darlene D. Devoe

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever,

certain lots or parcels of land, together with the buildings thereon, situated in Princeton, Washington County, Maine and more particularly described as follows:

Lot 18 on the northeast side of School Street, being 4 rods and 17 links in width on said street.

Lot 17 on the northeast side of said street, being 5 rods in width on said street.

A portion of Lot 16 on the northeast side of said street, being 32.5 feet in width, measured from the westerly corner of Lot 17.

All three lots are 8 rods in length and the Lot numbers are taken from a Plan by John Gardner of Lewy's Island Mills Company land in Princeton, a copy of said Plan done by J. Willard Egerly being on file in Washington County Registry of Deeds.

The above described premises were conveyed to Kevin and Karen Frey by deed dated November 24, 1989 and recorded in Washington County Registry of Deeds in Book 1616, Page 139. Thereafter the premises have been reconveyed from the Freys to the First Congregational Society of Princeton by deed to be recorded herewith.

TRANSFER
TAX
PAID

BK 1650PG344

AND TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Charles R. Devoe and Darlene D. Devoe

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

AND does COVENANT with the said Grantees, as aforesaid, that it is lawfully seized in fee of the premises, that they are free of all incumbrances,

that it has have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that it and its successors shall and will WARRANT AND DEFEND the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said, First Congregational Society of Princeton

in this deed as Grantor, have hereunto set hand and seal this 14th day of June, in the year of our Lord one thousand nine hundred and Ninety.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

FIRST CONGREGATIONAL SOCIETY OF PRINCETON

Edward C. Diffin

Edward C. Diffin

STATE OF MAINE Washington, SS.

June 14, 1990.

Personally appeared the above named Edward C. Diffin and acknowledged the above instrument to be his free act and deed.

Betty A. Guptill

NOTARY PUBLIC

Betty A. Guptill, Notary Public

BETTY A. GAPTILL NOTARY PUBLIC, MAINE MY COMMISSION EXPIRES OCTOBER 19, 1991

STATE OF MAINE WASHINGTON CO. REGISTRY OF DEEDS



Received JUL 20 1990 at 10 H 12 M AM recorded in Book Page Attest:

Register



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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United Country Lifestyle Properties of Maine



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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*