

PRIVATE HOME

HOME WITH THE OPTION TO BUY MORE LAND
(SEE 85 ALBERT DRIVE, LINCOLN MAINE)

CONTEMPORARY HOME

**83 Albert Drive
Lincoln, Maine**

2 BAY GARAGE



\$380,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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Scan to view the
full property details
and video!

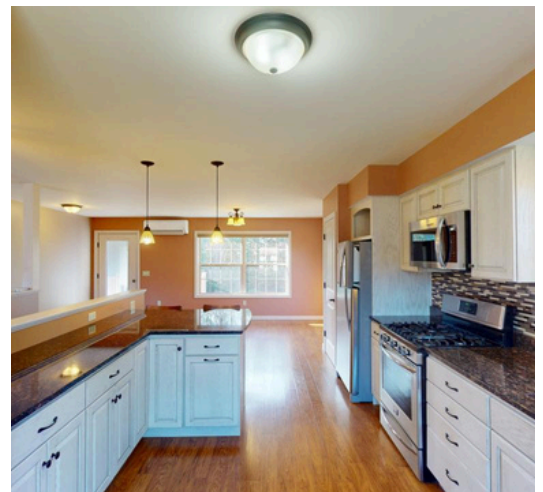




Photography by Mayhem Media

Looking for an in-town home that also gives you privacy? Look no further! This 3 bed 2 bath home built in 2017 on 0.93-acre acres nestled in the heart of Lincoln, Maine could be just what you've been searching for. This charming home boasts 1,474 square feet of living space with a contemporary open floor plan and offers a perfect work-at-home space on the first floor with a bedroom/office space as well as a nice sized entry room with plenty of room for waiting clients. Positioned near the end of a quiet cul-de-sac, this property is ideal for those seeking both comfort and privacy due to treed side lines plus the adjacent 1.24-acre vacant lot is currently available for even more space. (see separate listing for 85 Albert Drive).

This well-maintained home comes with grid electricity, public sewer, and a private well equipped with a whole-home filtration system, ensuring top-quality water while providing the convenience of public sewer. The 150 feet of road frontage offers convenient access via public paved road while preserving the serene surroundings of the property.



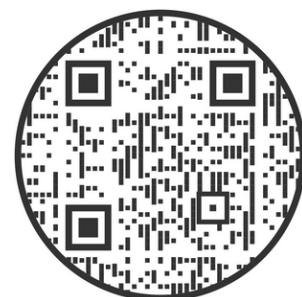
The attached, heated 2-car garage provides access to the living space, and the open-plan design inside invites comfortable gatherings in a bright, airy space. Beyond the property, Lincoln offers plenty of opportunities for outdoor enthusiasts. With a population of 4,853 (swelling to around 6,000 in summer), the town is known for its 13 lakes, the scenic Penobscot River, and miles of ATV and snowmobile trails. The area is also within a reasonable day trip to top area attractions, including Mt. Katahdin, Katahdin Woods and Waters National Monument, Mount Jefferson Ski Area, and Penobscot Outdoor Trails. Larger cities and destinations such as Bangor, Portland, Boston, Bar Harbor, and even Quebec and New Brunswick are also accessible, offering endless adventures just outside your door.

This property offers a balance of modern convenience and natural beauty. Annual property taxes, which include the extra lot, are a reasonable \$3,497.88. This home offers a rare opportunity to enjoy a peaceful, rural lifestyle with easy access to outdoor adventure and vibrant local culture in beautiful Lincoln, Maine.



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Properties
of Maine**

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**83 ALBERT DRIVE,
LINCOLN**

PRICE

\$380,000

TAXES

\$3497.88/2025

ACREAGE 0.93±

SQ FOOTAGE 1590

HOW FAR TO...



Shopping | Lincoln, 2± miles



Hospital | Lincoln, 0.7± miles



Airport | Bangor, 50± miles



Interstate | Exit #227, 6± miles



City | Bangor, 49± Miles



Boston | 283± 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



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Lincoln Police Dept
(207) 794-2221

Fire

Lincoln Fire Dept
(207) 794-8455

Town Office

29 Main Street
(207) 794.3372
M-F. 8AM- 5PM

Tax Assessor

Ruth Birtz
(207) 794.3372
assessor@lincolnmaine.org

Code Enforcement

Wade Jordan
(207) 794.3372
wade.jordan@lincolnmaine.org

PROPERTY LOCATED AT: 83 Albert Drive, 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: 2017 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? filter system

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Behind dining room
Installed by: Merle Sam Dunham
Date of Installation: 2017±

USE: Number of persons currently using system: 2
Does system supply water for more than one household? ☐ Yes ☐ No ☐ Unknown

Comments: Filtration system removes minerals that cause discoloration (including manganese)

Source of Section I information: Current owner

Buyer Initials _____

Page 1 of 8

Seller Initials RLB E.R.B.

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: None

Source of Section II information: current owners

Buyer Initials _____

Page 2 of 8

Seller Initials ACB E.D.B.

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 | Heat pump | Renai heater X2 | electric baseboard / wall units / ceiling In baths | |
| Age of system(s) or source(s) | 2017 | 2017 | 2017 | |
| TYPE(S) of Fuel | electric | propane | electric | |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | included in household electric bill | | included in household electric bill | |
| Name of company that services system(s) or source(s) | Dave's World | Bragdon Energy | N/A | |
| Date of most recent service call | March 2024 | 1 | none | |
| Malfunctions per system(s) or source(s) within past 2 years | None | None | none | |
| Other pertinent information | None | None | none | |

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: None

Source of Section III information: current owners

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 _____

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Seller Initials E.R.B. ACB

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

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

Comments: None known

Source of information: current owners and DEP website

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

C. RADON/AIR - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown

Are test results available? ☐ Yes ☐ No

Results/Comments: None

Source of information: Current owner

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: May have been part of original water test

Source of information: Current owners

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: None

Source of information: Current owners

Buyer Initials _____

Page 4 of 8

Seller Initials AEB E.R.B.

PROPERTY LOCATED AT: 83 Albert Drive, 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: None

Source of information: current owners

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 Owners + EGAD ^{Map} Search

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? N/A

Road Association Name (if known):

Source of information: Public record

Buyer Initials _____

Page 5 of 8

Seller Initials ACB ERB

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: **Area Not Included per FEMA flood map search tool**

Source of Section VI information: _____

Buyer Initials _____ Page 6 of 8 Seller Initials ACB EMB

SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to:
Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....
..... ☒ Yes ☐ No ☐ Unknown

If Yes, explain: homestead

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☐ No ☐ Unknown

Are there any actual or alleged violations of a shoreland zoning ordinance
including those that are imposed by the state or municipality? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

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

Year Principal Structure Built: 2017 What year did Seller acquire property? 2014

Roof: Year Shingles/Other Installed: 2017

Water, moisture or leakage: none

Comments: original roof + shingles

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: Slab only

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: None 200 Amp entrance

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

If Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ Unknown

Modular ☒ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure
..... ☐ Yes ☒ No ☐ Unknown

Comments: None

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

Comments: None

Source of Section VII information: current owner

Buyer Initials _____ Page 7 of 8 Seller Initials ALB LKB

SECTION VIII - ADDITIONAL INFORMATION

None

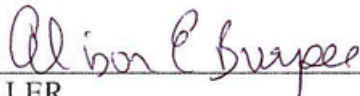
ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☒ No

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.

 10-29-24
SELLER DATE
Eric R. Burpee

 10-29-24
SELLER DATE
Alison E. Burpee

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



**WARRANTY DEED
(14-05271L)**

JEFFREY W. KIRSCH and TAMMY KIRSCH, of Lincoln, County of Penobscot, State of Maine, for consideration paid, **GRANT** to **ERIC R. BURPEE and ALISON E. BURPEE**, of 58 Smith Road, Hermon, Maine 04401, with **WARRANTY COVENANTS**, as **joint tenants**, two (2) certain lots or parcels of land situated on the southwesterly side of Transalpine Avenue, so-called, in the Town of Lincoln, County of Penobscot, State of Maine bounded and described as follows, to wit:

Parcel 1: Being all of Lot 22 as shown on a Subdivision Plan for Albert Gulesian, Jr. by Lane Associates recorded in Penobscot County Registry of Deeds Map File C76-78. Being the same premises as described in a deed from Treeline, Inc. to Louis Sibley, Sr. and Barbara Sibley dated August 01, 2003 recorded in Penobscot County Registry of Deeds Book 8887 Page 59.

Parcel 2: Beginning at an iron pin set by a bent pin in the southwesterly sideline of Transalpine Avenue, so-called, at the most easterly corner of Lot 22 according to a Subdivision Plan for Albert Gulesian, Jr. by Lane Associates recorded in Penobscot County Registry of Deeds Map File C76-78;

"Thence S 39-16 E by and along the extension easterly of the southerly sideline of said Transalpine Avenue, and passing through a temporary cul-de-sac, two hundred (200) feet to an iron pin set;

Thence S 50-43 W along a newly established line two hundred seventy (270) feet to an iron pin set;

Thence N 39-17 W, parallel to said Transalpine Avenue, two hundred (200) feet to an iron pin at the most southerly corner of Lot 22 according to said Map File C76-78 and being the most southerly corner of said land conveyed to Sibley by Treeline, Inc.;

Thence N 50-43 E by and along the southerly line of said Lot 22 and said land conveyed to Sibley by Treeline, Inc. two hundred seventy (270) feet to the point of beginning. Containing one and twenty-four hundredths (1.24) acres, more or less.

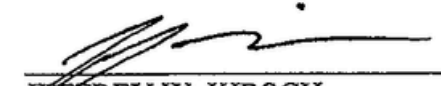
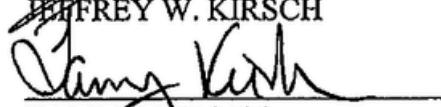
All bearings are oriented to Magnetic North, 1978 as indicated on Map File C76-78.

Excepting and reserving, any and all rights within the are represented by the temporary cul-de-sac, which partially lies within Parcel 2 described above.

Being the same premises described in the deed from Michael G. Bisson and Jodi L. Bisson to Jeffrey W. Kirsch and Tammy Kirsch dated August 9, 2012, recorded in Book 12908 Page 38 at Penobscot County Registry of Deeds.

WITNESS our hands and seals this 22 day of October, 2014.

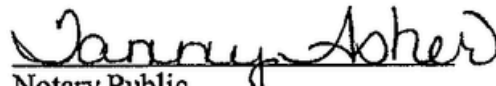
Signed, Sealed and Delivered
In the Presence Of

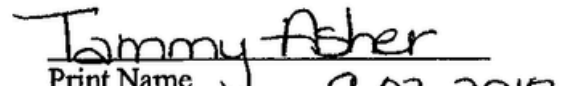

JEFFREY W. KIRSCH

TAMMY KIRSCH

STATE OF MAINE
PENOBSCOT, ss.

October 22, 2014

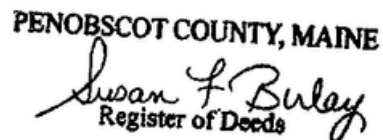
Personally appeared before me, the above named Jeffrey W. Kirsch and Tammy Kirsch and acknowledged the foregoing instrument to be their free act and deed.


Notary Public


Print Name
Comm. exp. 9-03-2018

TITLE TO THE WITHIN DESCRIBED PREMISES WAS NOT SEARCH IN
CONJUNCTION WITH THE PREPARATION OF THIS DEED.

Maine Real Estate
Transfer Tax Paid

PENOBSCOT COUNTY, MAINE

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.



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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