

MAINE LOG CABIN

OFF-GRID | FISHING | COUNTRY HOME

TROUT STREAM

208 Field Lane
Blaine, Maine

SOLAR POWER



\$350,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

If you have been dreaming of an off-grid escape with vast open space, fertile fields, mature forest, and direct frontage on a trout stream, then you won't want to miss this opportunity.

With 40 acres of land, a charming log cabin, two garages, a pavilion, barn, and additional outbuildings, this property has everything you need for a secluded retreat or a self-sufficient homestead. We are excited to share this incredible property located on the eastern border of Aroostook County, Maine's largest county.

LOCATION This property is situated in Eastern Aroostook County, a region known for its agricultural richness and expansive forests. Covering 6,828 square miles but home to just over 67,000 residents, this area offers unmatched privacy and space. The location, 208 Field Lane in Blaine, Maine, places you within easy reach of local conveniences while maintaining the peace and quiet of country living.



(800) 286-6164

www.lifestylepropertiesofmaine.com

Despite its remote feel, this property is conveniently located just 3.5 miles from Mars Hill for shopping, dining, and services. It's 17 miles from Presque Isle, home to the University of Maine at Presque Isle, hospital and a commercial airport. Bangor, the largest city in Northern Maine, is just over two hours away, and Fredericton, the historic capital of New Brunswick, Canada, is an easy 1-hour, 45-minute drive—perfect for day trips across the border.

POINTS OF INTEREST For outdoor enthusiasts, the area offers endless recreational opportunities. Big Rock Ski Area, just 4.7 miles away, features 29 trails catering to all skill levels. ITS 83, a major snowmobile and ATV trail, is accessible from the property, allowing you to ride directly from your land.

If you're looking for even more wilderness, the North Maine Woods is about 40 miles west, providing millions of acres open to the public for hunting, fishing, camping, and hiking.

The Francis Malcolm Science Center in nearby Easton offers a planetarium and nature trails, adding an educational component to the area's natural beauty.



**Lifestyle
Properties
of Maine**





GREAT LAND The land itself is a perfect mix of open fields and forest. Of the 40.7 acres, approximately 24 acres are fertile fields, while 16 acres are covered in mature woodland. The soil, per NRCS mapping, consist mostly of Caribou gravelly loam and Mapleton shaly silt loams. These are well-suited for farming. The property has been used for hay production without chemical treatments for nearly 40 years, making it ideal for organic farming. With elevations ranging from 380 to 490 feet above sea level, the land offers scenic views of nearby Mars Hill Mountain and good natural drainage.

TROUT STREAM One of the property's many outstanding features is its 645 feet of frontage on Prestile Stream. This spring-fed limestone creek is a haven for brook trout, making it a fantastic spot for fly fishing. The stream runs from Easton to the Canadian border.

CABIN GARAGES & OUTBUILDINGS Now, let's talk about the buildings on this property. The 22 X 28 Ward log cabin, built in 1995, is a cozy and rustic retreat. A 12x22 sunroom and a 16x22 wood shed, added in 2020, provide extra space and convenience. For storage and workspace, you'll find two large garages—a 24x24 two-story garage built in 2015 has carports on both sides, and a 28x28 two-story garage built in 2012 includes a finished second floor. Additional structures include a 12x20 barn/chicken coop (built in 2013), a 22x24 pavilion that doubles as a fenced dog kennel, a well house, and a laundry building.

Whether you're looking for a homestead, hunting lodge, or vacation getaway, this property delivers unparalleled value. Don't miss out—reach out today to learn more and schedule a viewing!

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to our monthly
newsletter





208 FIELD LANE, BLAINE

PRICE **\$350,000**

TAXES \$4011/2024

ACREAGE 40.7± BUILT IN 1995

HOW FAR TO...



Shopping | Mars Hill, 3.5± Acres



Hospital | Presque Isle | 17 miles



Airport | Presque Isle, 17.5± miles



Interstate | Houlton, 27± miles



City | Presque Isle | 17 miles



Boston | 378± miles



KITCHEN



LIVING ROOM



BED ROOM



GARAGE



Phil McPhail

Designated Broker/Owner | ALC | REALTOR®



207.290.0372 cell



207.794.6164 office



phil2@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Phil's
bio and other
listings



Testimonial:

'Phil and his team engender trust with their enthusiasm, 7day/wk availability, and knowledge of the local area and the market. They've gone beyond the basic level of service to ensure potential buyers see the best features of a property and they insist the seller is part of the marketing process. They truly are a partner in the seller's corner. They offer experience based opinions re: potential and real offers. If you want the selling process to be pleasant AND profitable in today's market---then make United Country Lifestyle Properties of Maine your realtor!'

Kelly Simmons



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

County Sheriff
911

Fire

Mars Hill Fire Department
911

Town Office

Blaine Maine Town Office
(207) 425-2611
townofblaine@pwless.net
M-Th 8:30am-4:00pm

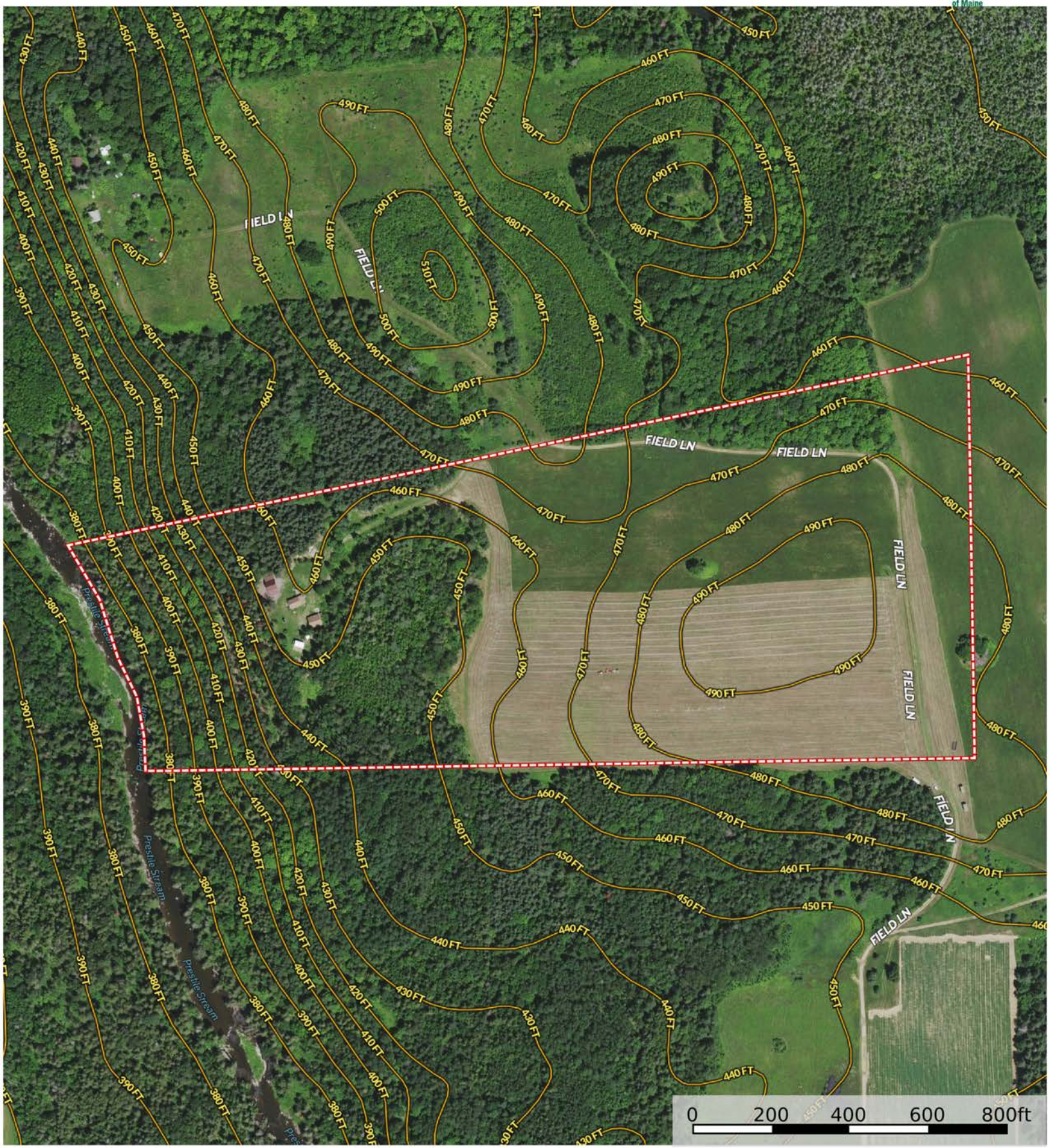
Tax Assessor

Steven 'Joe' Salley
(207) 425-2611

Code Enforcement

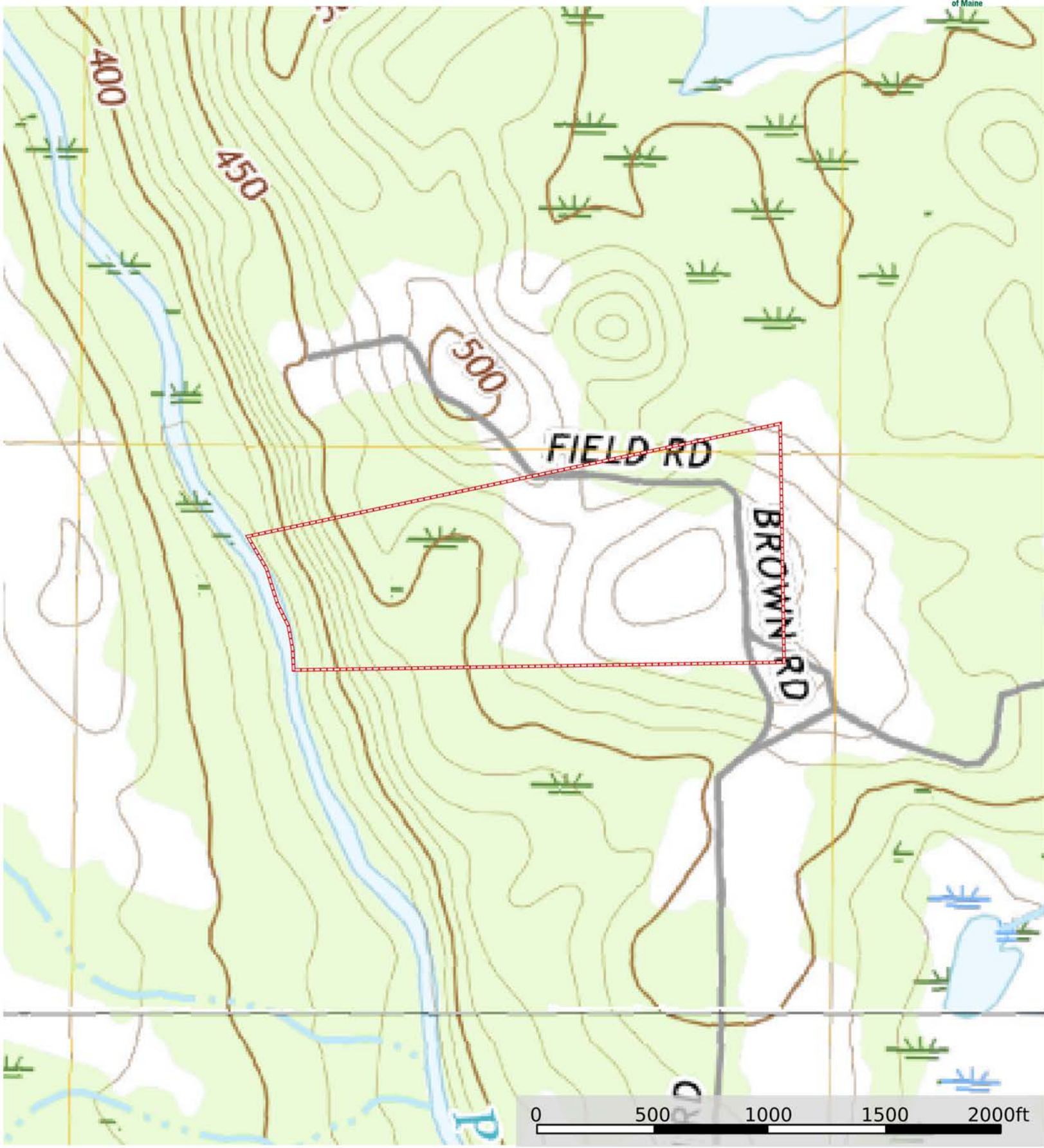
Bruce Hussey
(207) 554-9051
hussey.bruce@hotmail.com

Blaine - 208 Field Lane 40.7 acres +/- Maine, 40.7 AC +/-

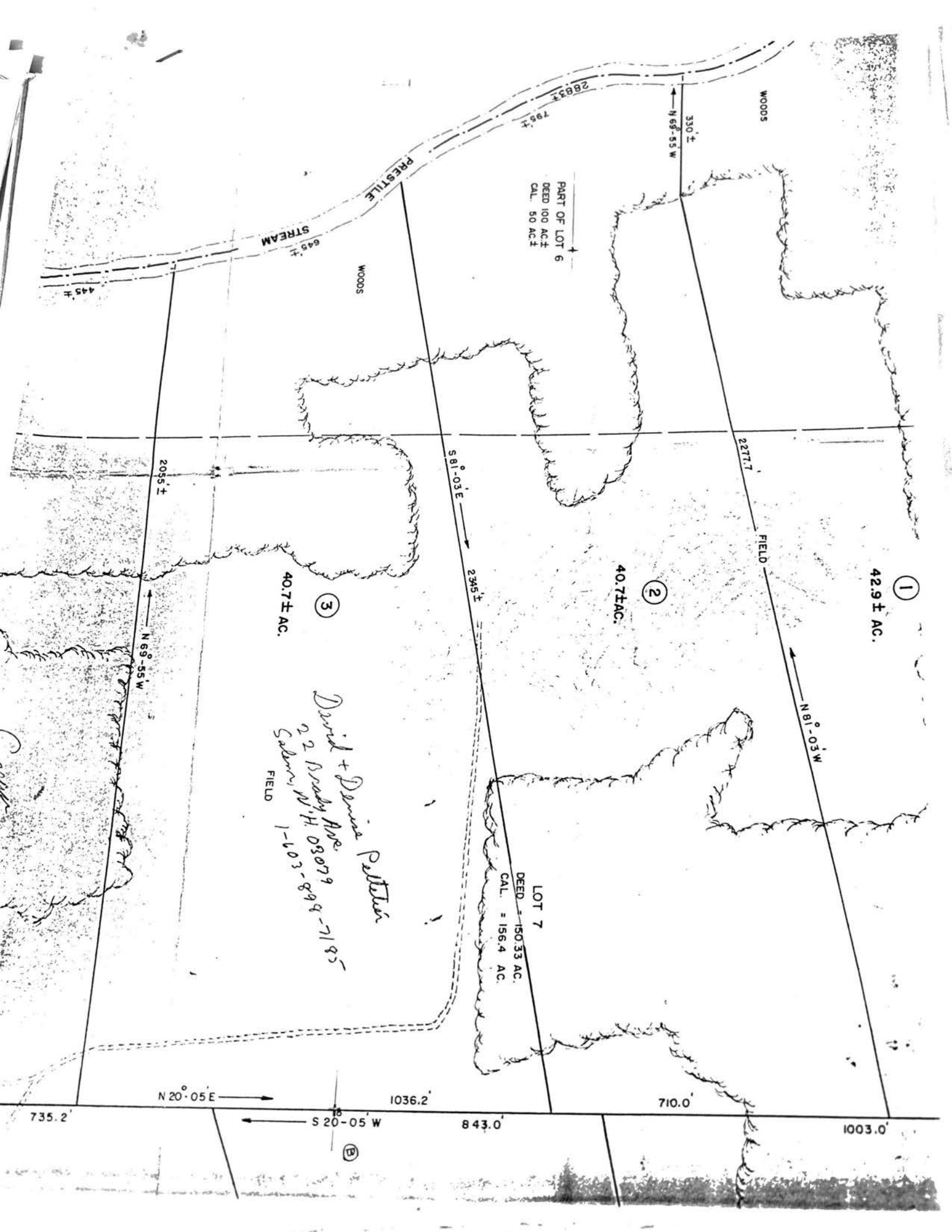


Boundary

Blaine - 208 Field Lane 40.7 acres +/-
Maine, 40.7 AC +/-



Boundary



①
42.9 ± AC.

②
40.7 ± AC.

③
40.7 ± AC.

LOT 7
DEED - 150.33 AC.
CAL. = 156.4 AC.

PART OF LOT 6
DEED 100 AC ±
CAL. 50 AC ±

David + Denise P. Miller
92 Brady Ave.
Salem, N.H. 03079
1-603-898-7195

WOODS

WOODS

FIELD

STREAM

PRESTILE

N 81°-03' W

2277.7

2345 ±

S 81°-03' E

330 ±

N 69°-55' W

2883 ±

796 ±

2055 ±

N 69°-55' W

N 20°-05' E

1036.2

S 20°-05' W

843.0

710.0

1003.0

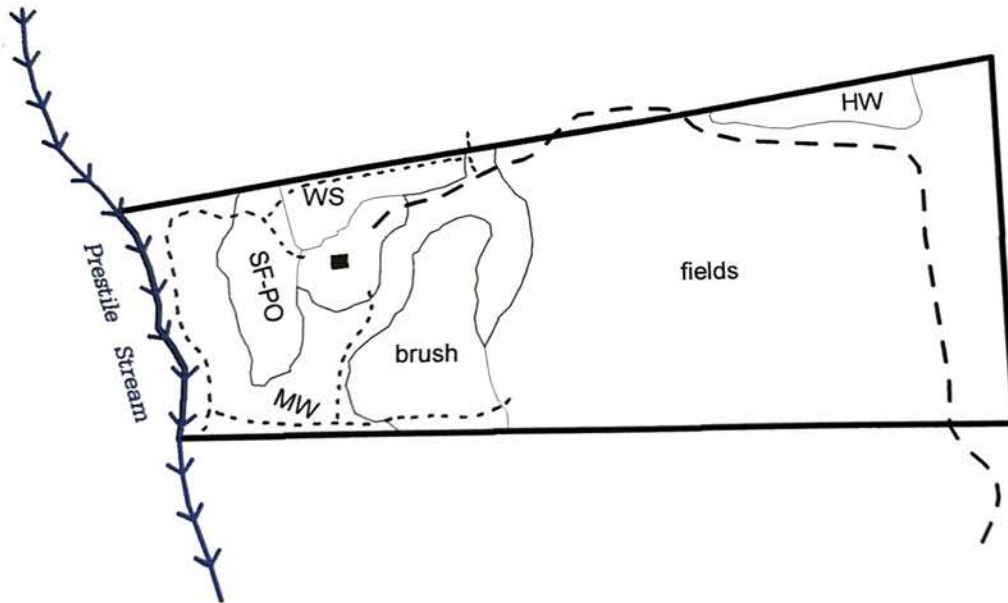
735.2

ⓑ

DAVID & DENISE PELLETIER
Blaine Township
 Tax Map 5, Lot 56-3



Land Type	Acres
Fields, openland	25
Camp Lot	1
Wh. Spruce Plantation (WS)	1
Mature Spr-Fir-Poplar (SF-PO)	2
Mixedwood (MW)	7
Hardwood poletimber (HW)	1
Brush & wetlands	3
Total	40

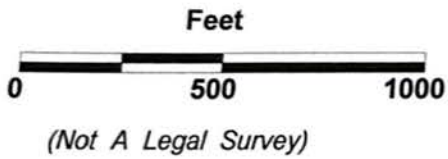
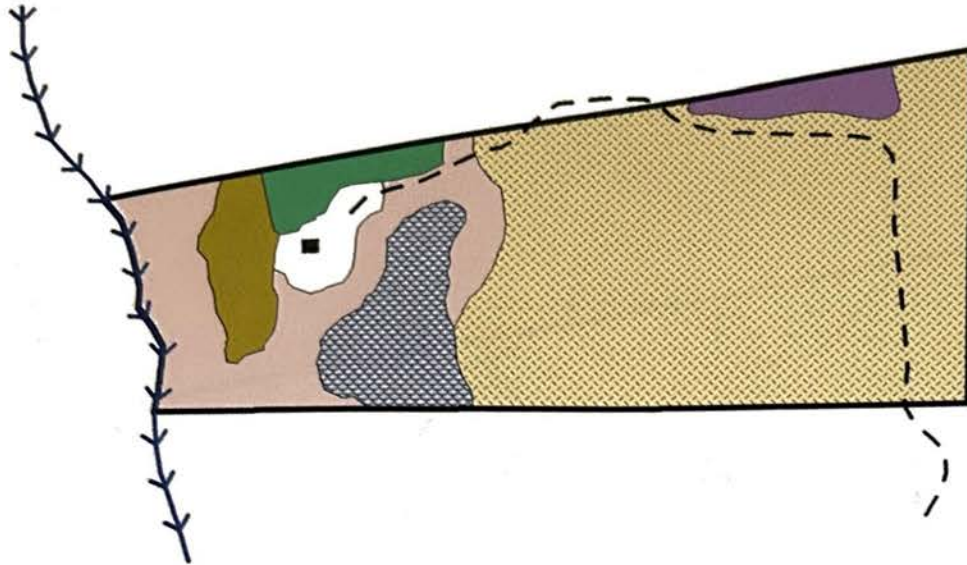


----- field roads
 rec. trails, suggested

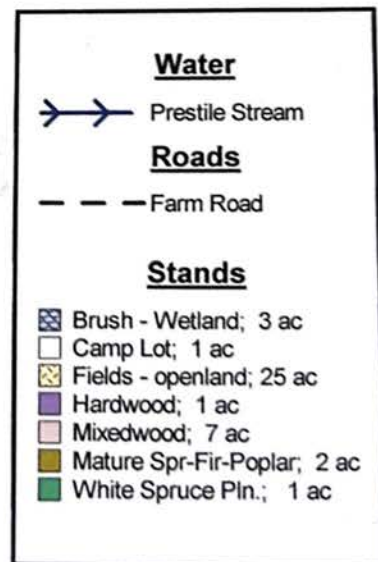
BRUCE WILKINS, ACF
 Lic. Forester # 778
 Oct. 1999

Scale: 1 in = 500 ft ±
 (Not A Legal Survey)

DAVID & DENISE PELLETIER
Blaine Township
Tax Map 5, Lot 56-3



BRUCE WILKINS,
LPF # 778
Oct. 1999



PROPERTY LOCATED AT: 208 Field Lane, Blaine, ME 04734

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: 06/28/2021 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: south side of cabin in well house
Installed by: Watson Wells
Date of Installation: 08/08/1990

USE: Number of persons currently using system: 0
Does system supply water for more than one household? Yes No Unknown

Comments: None

Source of Section I information: seller

Buyer Initials _____ Page 1 of 8 Seller Initials DJP BJP

PROPERTY LOCATED AT: 208 Field Lane, Blaine, ME 04734

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: Privy

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: adjacent to kitchen window approximately 8 feet from the house OR Unknown

Date installed: 06/06/2013 Date last pumped: N/A Name of pumping company: N/A

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: N/A

Date of last servicing of tank: N/A Name of company servicing tank: N/A

Leach Field: Yes No Unknown

If Yes, Location: N/A

Date of installation of leach field: N/A Installed by: N/A

Date of last servicing of leach field: N/A Company servicing leach field: N/A

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: N/A

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: Septic tank is not in use. Privy is primary system.

Source of Section II information: seller

Buyer Initials _____

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Seller Initials DLP ASAP

PROPERTY LOCATED AT: **208 Field Lane, Blaine, ME 04734**

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	Woodstove	Gas		
Age of system(s) or source(s)	1996	1996		
TYPE(S) of Fuel	wood	LP Gas		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	5 +/- cord	500 +/- gallons		
Name of company that services system(s) or source(s)	N/A	Dead River Co.		
Date of most recent service call	N/A	N/A		
Malfunctions per system(s) or source(s) within past 2 years	N/A	N/A		
Other pertinent information	N/A	N/A		

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: N/A
 Date chimney(s) last cleaned: _____
 Direct/Power Vent(s): Yes No Unknown
 Has vent(s) been inspected? Yes No Unknown
 If Yes, date: N/A

Comments: **when seller lived at home chimney was cleaned twice per year.**

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? N/A
 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): N/A Size of tank(s): N/A
 Location: N/A

Buyer Initials _____

Seller Initials DLP BHP

PROPERTY LOCATED AT: 208 Field Lane, Blaine, ME 04734

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

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

Comments: N/A

Source of information: **seller**

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? Yes No Unknown

In the ceilings? Yes No Unknown

In the siding? Yes No Unknown

In the roofing shingles? Yes No Unknown

In flooring tiles? Yes No Unknown

Other: Yes No Unknown

Comments: N/A

Source of information: **seller**

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: N/A By: N/A

Results: N/A

If applicable, what remedial steps were taken? N/A

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

Are test results available? Yes No

Results/Comments: N/A

Source of information: **seller**

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: N/A By: N/A

Results: N/A

If applicable, what remedial steps were taken? N/A

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

Are test results available? Yes No

Results/Comments: N/A

Source of information: **seller**

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: N/A

Source of information: **seller**

Buyer Initials _____

Seller Initials DLP DHP

PROPERTY LOCATED AT: 208 Field Lane, Blaine, ME 04734

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: N/A

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: Yes No

If Yes, describe: N/A

Are you aware of any cracking, peeling or flaking paint? Yes No

Comments: N/A

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: N/A

Source of information: seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: Field Lane is a private deeded right of way

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? seller

Road Association Name (if known): none

Source of information: seller

Buyer Initials _____

Seller Initials DLP ADP

PROPERTY LOCATED AT: 208 Field Lane, Blaine, ME 04734

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: N/A

Have any flood events affected a structure on the property? Yes No Unknown

If Yes, explain: N/A

Has any flood-related damage to a structure occurred on the property? Yes No Unknown

If Yes, explain: N/A

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: N/A

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: N/A

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?
N/A

Relevant Panel Number: N/A Year: N/A (Attach a copy)

Comments: N/A

Source of Section VI information: FEMA Website

Buyer Initials _____

Seller Initials DLP DJP

PROPERTY LOCATED AT: **208 Field Lane, Blaine, ME 04734**

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: N/A

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: 1995 What year did Seller acquire property? 1986

Roof: Year Shingles/Other Installed: 2013 +/-

Water, moisture or leakage: none known

Comments: N/A

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: N/A

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

If Yes, are test results available? Yes No

Comments: N/A

Electrical: Fuses Circuit Breaker Other: Solar PV Unknown

Comments: Solar charged battery system. 2 batteries in the home, 1 in garage and 1 in coop

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: home is a Ward log cabin

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: N/A

Source of Section VII information: seller

Buyer Initials _____ Page 7 of 8 Seller Initials DLP DM

PROPERTY LOCATED AT: 208 Field Lane, Blaine, ME 04734

SECTION VIII - ADDITIONAL INFORMATION

Garages built in 2012 & 2015. Barn/chicken coop built in 2013. Wood shed built in 2020. Pavilion/dog kennel built 2020.

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.

David L. Pelletier 02/04/2025
SELLER DATE
David L. Pelletier

Denise H. Pelletier 02/04/2025
SELLER DATE
Denise H. Pelletier

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



Know all Men by these Presents,

That MARY B. GREGOR, of Littleton, County of Aroostook and State of
Maine

in consideration of One Dollar (\$1.00) and other valuable consideration

paid by DAVID L. PELLETIER and DENISE H. PELLETIER, Husband and Wife,
as Joint Tenants

whose mailing address is
Salem, New Hampshire

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and
convey unto the said David L. Pelletier and Denias H. Pelletier

their heirs and assigns forever,

The following described real estate in Blaine, County of Aroostook and
State of Maine, to wit:

Commencing at the northeast corner of that parcel of land conveyed to
Robert Z. Welge, Elaine L. Welge, and Harry H. Welge dated July 17, 1986
and recorded in the Southern Aroostook Registry of Deeds in Volume 1907,
Page 146, at a point on the west side of the East Blaine Road lying on
the town line between Blaine and Mars Hill;

Thence N 69° 55' W Two Thousand Five Hundred Twenty-two and five tenths
Feet (2,522.5) to the northwest corner of said Welge parcel of land;

Thence S 20° 5' W One Thousand One Hundred Ten Feet (1,110') to the
point or place of beginning of the parcel hereby conveyed;

Thence S 20° 5' W One Thousand Thirty-six and two tenths Feet (1,036.2')
to a point;

Thence N 69° 55' W Two Thousand Fifty-five Feet (2,055'), more or less,
to the thread of the Prestile Stream;

Thence northerly along the thread of said Prestile Stream Six Hundred
Forty-five Feet (645') to a point;

Thence S 81° 3' E Two Thousand Three Hundred Forty-five Feet (2,345'),
more or less, to the point or place of beginning of the parcel hereby
conveyed.

The parcel hereby conveyed contains 40.7 acres, more or less.

Excepting and reserving to the Grantor, her heirs and assigns, a right
of way by all means of transportation over all existing field roads on
the so-called Tom York Farm, as ever conveyed by the Aroostook County
Production Credit Association to the grantor, as is necessary to reach
any other part or parts of said farm.

There is further conveyed to the Grantees, their heirs and assigns, a
right of way over by all means of transportation over all existing field
roads on the so-called Tom York Farm, as is necessary to reach any and
all parts of the parcel herein conveyed.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said David L. Pelletier and Denise H. Pelletier

their heirs and assigns, to their and their use and behoof forever.

And I do warrant with the said Grantee, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that me and my heirs shall and will warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Mary B. Gregor

and Francis Gregor

husband/wife of the said Mary B. Gregor

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hand and seal this 21st day of the month of August, A.D. 1986.

Signed, Sealed and Delivered in presence of

MAR 22 Real Estate Transfer Tax Paid

.....
.....
.....
.....
.....

State of Maine, County of Aroostook on August 21, 1986

Then personally appeared the above named Mary B. Gregor

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Richard L. Rhoda
.....
RICHARD L. RHODA Notary Public
Attorney at Law

Printed Name, RICHARD L. RHODA



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

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To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.



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“We are extremely pleased with the service that we received from United Country Lifestyle Properties of Maine in marketing our farm property. They produced a very high quality video of our farm that got 63K views on their YouTube Channel that resulted in dozens of contacts from potential buyers and the eventual sale of our farm.”

Allen LeBrun, *Previous Client*