

CHARMING CAPE

IN TOWN | COUNTRY HOME | HEAT PUMP

Near Lakes & River

108 Enfield Road
Lincoln, Maine

Corner Lot



\$215,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

This charming 4-bedroom cape-style home in Lincoln, Maine, is move-in ready. If you've been searching for a spacious home in central Maine that doesn't need major renovations, this 1,572± square-foot property is the perfect find. Built in 1952, this home has undergone several recent improvements, including new doors and windows, a renovated kitchen and bath, new composite decking, and a brand-new heat pump for efficient heating and cooling.

HOME & LAND Step inside to discover a beautifully updated kitchen featuring stylish concrete countertops with a unique rough-edge finish, modern appliances, including a brand new gas range, refrigerator, dishwasher, washer and dryer. The living room is spacious and inviting, with hardwood floors that add warmth and character. On the first floor, you'll find two comfortable bedrooms with closets and refinished floors, as well as a recently renovated full bathroom. Upstairs, two additional bedrooms provide plenty of space, and the unfinished attic space offers the potential for a second-floor bath. The basement is home to a forced hot air heating system, an electric water heater, and an updated electrical panel.

Situated on a half-acre corner lot, this property offers plenty of road frontage and ample space for a garage and garden. The shed has ample space for your lawn and garden tools in the shed.



LOCATION Located at 108 Enfield Road, it is just 6/10 of a mile from Main Street, providing easy access to shopping, dining, and essential services. The town of Lincoln boasts a population of 4,853 and covers 75 square miles, including nearly seven square miles of water. Outdoor enthusiasts will love the recreational opportunities in the area, with friendly landowners allowing access to undeveloped forest lands for hiking, hunting, and other activities.

Lincoln is home to 13 lakes and ponds, making it a special place for boating and fishing. Anglers can enjoy some of Maine's best bass fishing, as well as lakes with trout and salmon. The nearby Penobscot River offers paddling adventures with stunning wildlife, including bald eagles, and excellent fishing for species like smallmouth bass and landlocked salmon. For those who love the outdoors, Baxter State Park is just an hour's drive north, offering over 200,000 acres of wilderness, hiking trails, and the iconic Mount Katahdin, the northern terminus of the Appalachian Trail.



**Lifestyle
Properties
of Maine**





COME SEE IT TODAY Convenience meets small-town charm in Lincoln, with a vibrant Main Street featuring shops, restaurants, and essential services, as well as the Penobscot Valley Hospital just a minute from this home. With property taxes of \$1,901—before potential exemptions—this home is a fantastic value. Don't miss out on this move-in-ready property in one of Maine's best-kept secrets.



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to our monthly
newsletter





108 ENFIELD ROAD, LINCOLN

PRICE

\$215,000

TAXES

\$1901/2025

SQFT

1572

BUILT IN

1952

HOW FAR TO...



Shopping | Lincoln, 1± miles



Hospital | Lincoln, 1± miles



Airport | Bangor, 50± miles



Interstate | Exit #227, 5± miles



City | Bangor, 49± Miles



Boston | 283± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



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

Lincoln Police Dept
911

Fire

Lincoln Fire Dept
911

Town Office

29 Main St Lincoln,
(207) 794-3372

Tax Assessor

Ruth Birtz
(207) 794-3372
assessor@lincolmaine.org

Code Enforcement

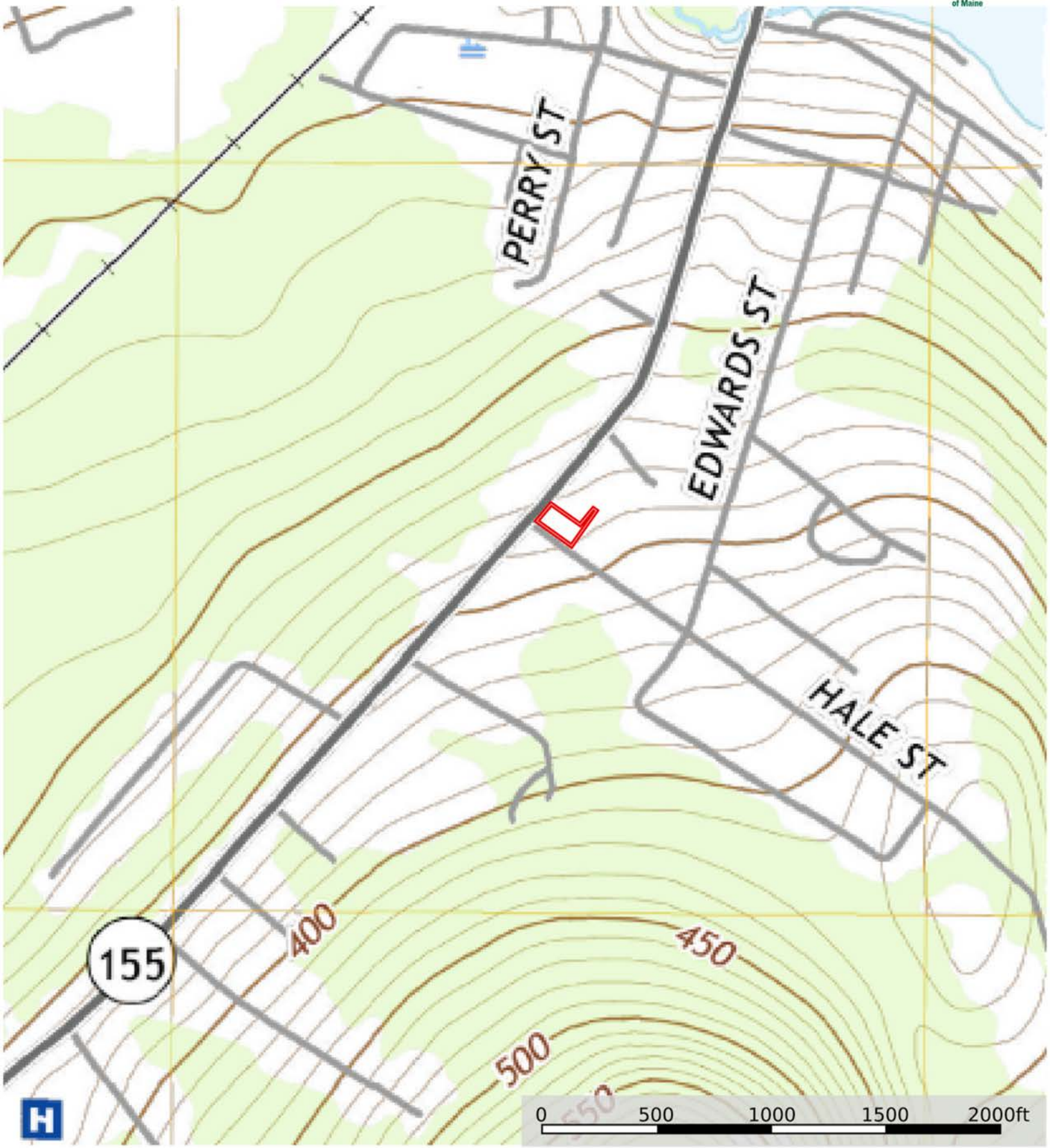
Wade Jordan
(207) 794-3372
wade.jordan@lincolmaine.org



Boundary

Lincoln - 108 Enfield Rd
Penobscot County, Maine, 0.5 AC +/-





Boundary



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: unknown 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? _____

#BPPRIVATE# (Strike section if Not Applicable) * * * * *
 * * * * * **INSTALLATION** Location: * * * * *
 * * * * * Installed by: * * * * *
 * * * * * Date of Installation: * * * * *
 * * * * * **USE:** * * * * * Number of persons currently using system: * * * * *
 * * * * * Does system supply water for more than one household? ☐ Yes ☐ No ☐ Unknown
 * * * * * Comments: * * * * *

Source of Section I information: seller

Buyer Initials _____

Page 1 of 8

Seller Initials gac lss _____

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: N/A

Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ No

What steps were taken to remedy the problem? N/A

~~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: N/A

Source of Section II information: seller

Buyer Initials _____

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Seller Initials 

SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	FHA	Heat Pump		
Age of system(s) or source(s)	unknown	February 2025		
TYPE(S) of Fuel	oil	Electric		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	550 +/- gallons	unknown		
Name of company that services system(s) or source(s)	Cash Only- Drinkwaters	none		
Date of most recent service call	12/2024	N/A		
Malfunctions per system(s) or source(s) within past 2 years	none	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: Unknown

Direct/Power Vent(s): ☐ Yes ☒ No ☐ Unknown

Has vent(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: _____

Comments: N/A

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 not, 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

What materials are, or were, stored in the tank(s)?
 Have you experienced any problems such as leakage?
 Comments:

Source of information: seller and previous owner

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: seller

C. RADON/AIR - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No | Unknown
 If Yes: Date: By:
 Results:
 If applicable, what remedial steps were taken?
 Has the property been tested since remedial steps? ☐ Yes ☐ No | Unknown
 Are test results available? ☐ Yes ☐ No
 Results/Comments:

Source of information: seller

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: seller

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No | Unknown

Comments: N/A

Source of information: seller

Buyer Initials _____

Seller Initial EW

PROPERTY LOCATED AT: 108 Enfield Rd Lincoln, 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: N/A

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: some exterior paint is peeling

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: minimum home value in deed.

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? N/A

Road Association Name (if known): N/A

Source of information: public record

Buyer Initials _____

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Seller Initials EW EW

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: N/A Year: N/A (Attach a copy)

Comments: N/A

Source of Section VI information: FEMA Website and seller

Buyer Initials _____

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Seller Initials [Signature] [Signature]

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 & VA

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: none

Year Principal Structure Built: _____ What year did Seller acquire property? 2018

Roof: Year Shingles/Other Installed: 2016 Metal per previous owners

Water, moisture or leakage: one leak from heavy wind and rain repaired 2024

Comments: seller sealed the seam and chimney no problem since.

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: french drain and sump pump removes water.

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: _____ ☐ Unknown

Comments: N/A

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: occasional mouse

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

Comments: _____

Source of Section VII information: seller

Buyer Initials _____

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Seller Initials [Signature]

PROPERTY LOCATED AT: 108 Enfield Rd Lincoln, Lincoln, ME 04457

SECTION VIII - ADDITIONAL INFORMATION

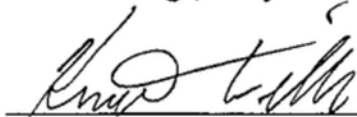
none

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

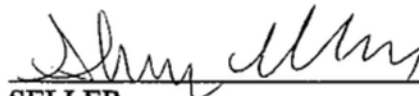
Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

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.



SELLER _____ DATE _____
Kenneth R. Williams, Trustee



SELLER _____ DATE _____
Sherry L. Williams, Trustee

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 _____



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EXHIBIT A
(108 Enfield Road, Lincoln)

PARCEL ONE: A certain lot or parcel of land situated on the easterly side of High Street in the Town of Lincoln, County of Penobscot and State of Maine, bounded and described as follows, to wit:

Commencing at an iron post driven in the ground on the easterly side of said High Street where said line intersects the northerly line of Hale Street; thence in an easterly direction a distance of one hundred ten (110) feet along the northerly line of Hale Street to an iron post driven in the ground; thence in a northerly direction a distance of ninety-three and five tenths (93.5) feet to an iron pipe driven in the ground; thence in a westerly direction a distance of one hundred ten (110) feet to an iron post driven in the ground on the easterly line of said High Street; thence in a southerly direction along the easterly line of said High Street a distance of ninety-three and five tenths (93.5) feet to the point of commencement. This deed is given subject to the condition that no building shall be erected without a stone or concrete basement and the total cost of said basement and building must be five thousand (\$5,000.00) dollars but this does not apply to a garage, shed or other building if used in connection with a building costing less than five thousand (\$5,000.00) dollars. This deed is also given subject to the condition that property conveyed shall not be used for commercial purposes.

PARCEL TWO: A certain lot or parcel of land situated in the Town of Lincoln, County of Penobscot and State of Maine:

Beginning at the point on the most northerly sideline of Hale Street at the most southerly corner of G. McCormick; thence southeasterly along the northerly sideline of said Hale Street a distance of one hundred twenty-eight (128) feet more or less, to a point marking the most westerly corner of C. Corrigan; thence northeasterly along land of said Corrigan to land of R. Butters; thence northwesterly along land of said Butters a distance of one hundred twenty-five (125'+-), more or less, to a point marking the most northeasterly corner of said McCormick; thence southwesterly along land of said G. McCormick a distance of one hundred eighty-three (183'+-), more or less, to the point of beginning.

EXCEPTING, however, the premises described in the following deeds:

1. Arnold Goryan to Traci Gauthier dated October 2, 2014 and recorded in said Registry in Book 13665, Page 251.
2. Peter F. Towle and Cynthia L. Towle to Aaron R. Davis dated July 23, 2012 and recorded in said Registry in Book 12910, Page 23.

Being the same premises as described in the deed from Webster B. McCormick, Personal Representative of the Estate of Geraldine R. McCormick to Virginia M. Beyerle and Lisa M. Carroll dated October 5, 2016 and recorded in Book 14301, Page 166 of the Penobscot County Registry of Deeds. Be it known that Virginia M. Beyerle is deceased and Lisa M. Carroll was the surviving known tenant.

Meaning and intending to convey the same premises conveyed to Kenneth R. Williams and Sherry L. Williams by deed of Lisa M. Carroll dated November 13, 2018 and recorded in the Penobscot County Registry of Deeds in Book 15000, Page 345 on November 14, 2018.

DLN: 1002240185524

DEED

KENNETH R. WILLIAMS and SHERRY L. WILLIAMS, both of Lincoln, County of Penobscot, and State of Maine, for consideration paid, grant, convey and forever quitclaim to **KENNETH R. WILLIAMS and SHERRY L. WILLIAMS, Trustees, or their successors in trust, under the KENNETH R. WILLIAMS LIVING TRUST dated March 7, 2022, and any amendments thereto**, and to **SHERRY L. WILLIAMS and KENNETH R. WILLIAMS, Trustees, or their successors in trust, under the SHERRY L. WILLIAMS LIVING TRUST dated March 7, 2022, and any amendments thereto**, both of Lincoln, County of Penobscot, and State of Maine, with quitclaim covenant, a certain lot or parcel of land situated in Lincoln, County of Penobscot, and State of Maine, more particularly bounded and described as follows:

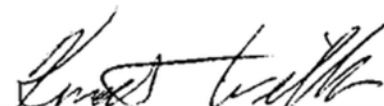
See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

IN WITNESS our hands and seals this 7th day of March, 2022



Susan E. Chappelow Witness



Kenneth R. Williams



Chelsea A. Pottle, Witness




Sherry L. Williams

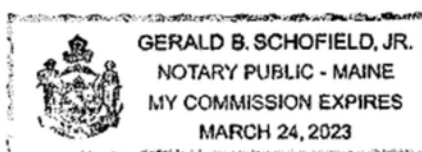
State of Maine
County of Cumberland, ss.

Personally appeared before me **KENNETH R. WILLIAMS and SHERRY L. WILLIAMS** and acknowledged the foregoing instrument to be their free act and deed on March 7, 2022.

[Seal]



Gerald B. Schofield, Jr., Notary Public
My commission expires: March 24, 2023





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