

FARMHOUSE

RECREATIONAL | COUNTRY HOME | ATTACHED BARN

5 Bedroom

201 McBurnie Road
Presque Isle, Maine

7.6± Acres



\$169,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the full property details and video!





Photography by Mayhem Media

Located just outside of Presque Isle, this farm home offers space, functionality, and potential. This 5-bedroom, 1.5-bath farmhouse sits on 7.6± ac of agricultural-zoned land w/700+ ft of road frontage and more than 2,100 sq ft of living space. The property includes an attached barn with workshop, fenced backyard, shed, and an open field, making it well-suited for hobby farming, storage, or room to work and grow. Inside, the layout includes a country kitchen with laundry, a dining room with wood stove, and a living room. There's also a 1st floor half bath and an office.

Heating is provided by HWBB and the wood stove installed in 2022.

In addition to 4 bedrooms, there is a full bath upstairs which includes a tub, and the large 13x23 master bedroom provides a comfort and private space with its own stairs to the kitchen.

Updates in the last five years include new plumbing, water heater, electrical work and blown-in attic insulation.

Presque Isle is the largest city in Aroostook County, with a population just under 10,000. You're only 30 minutes from the Canadian border and within easy reach of over 100 lakes in the region, including the Fish River Chain of Lakes, a popular recreation destination. Outdoor enthusiasts will also appreciate access to Maine's extensive Interconnected Trail System (ITS), offering snowmobile and ATV routes throughout much of the state.



Besides shopping and eateries, Presque Isle is the county hub for healthcare, has an International Airport and is home to both NMCC and UMPI for both traditional and non-traditional students.

Aroostook County, known as simply 'The County', is Maine's largest in size, yet has a population density of just 10 people per sq. mile affording you the privacy you seek. Known for its potato and broccoli cultivation, farms dot the area and make you think of a simpler time and surround you with the beauty of both field and wood. Come see for yourself - it really is a great place to live!



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**Lifestyle
Properties
of Maine**





201 MCBURNIE ROAD, PRESQUE ISLE

PRICE **\$169,900**

TAXES \$2196.03/2024

SQFT 2169 BUILT IN 1900

HOW FAR TO...



Shopping | Mall, 5± miles



Hospital | AR Gould, 7± miles



Airport | PIA, 7± miles



Interstate | Exit #302, 46± miles



City | Presque Isle, 5± Miles



Boston | 398± 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 you to others who want to sell or purchase a home.'

Steve Day



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Presque Isle Police Dept
(207) 764-2531

Fire

Presque Isle Fire Dept
(207) 769-0881

Town Office

12 Second Street
(207) 760-2700

Tax Assessor

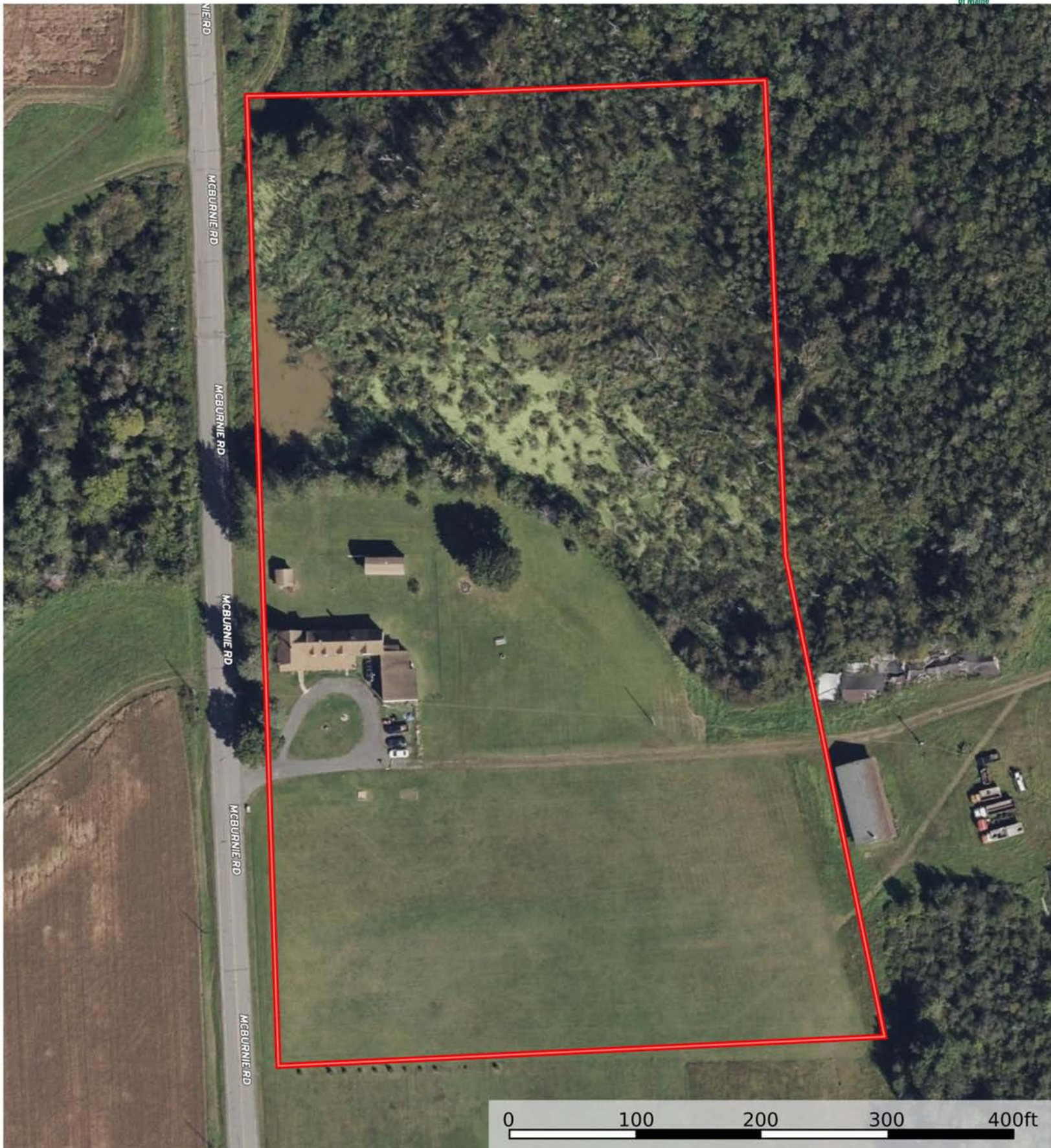
Lewis Cousins
(207) 764-4485 x 2714

Code Enforcement

Tim St. Pter

Presque Isle - 201 McBurnie Rd - 7.6 ac Wilson

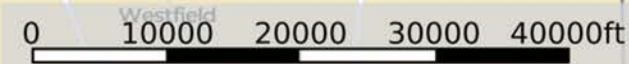
Aroostook County, Maine, 7.6 AC +/-



 Boundary

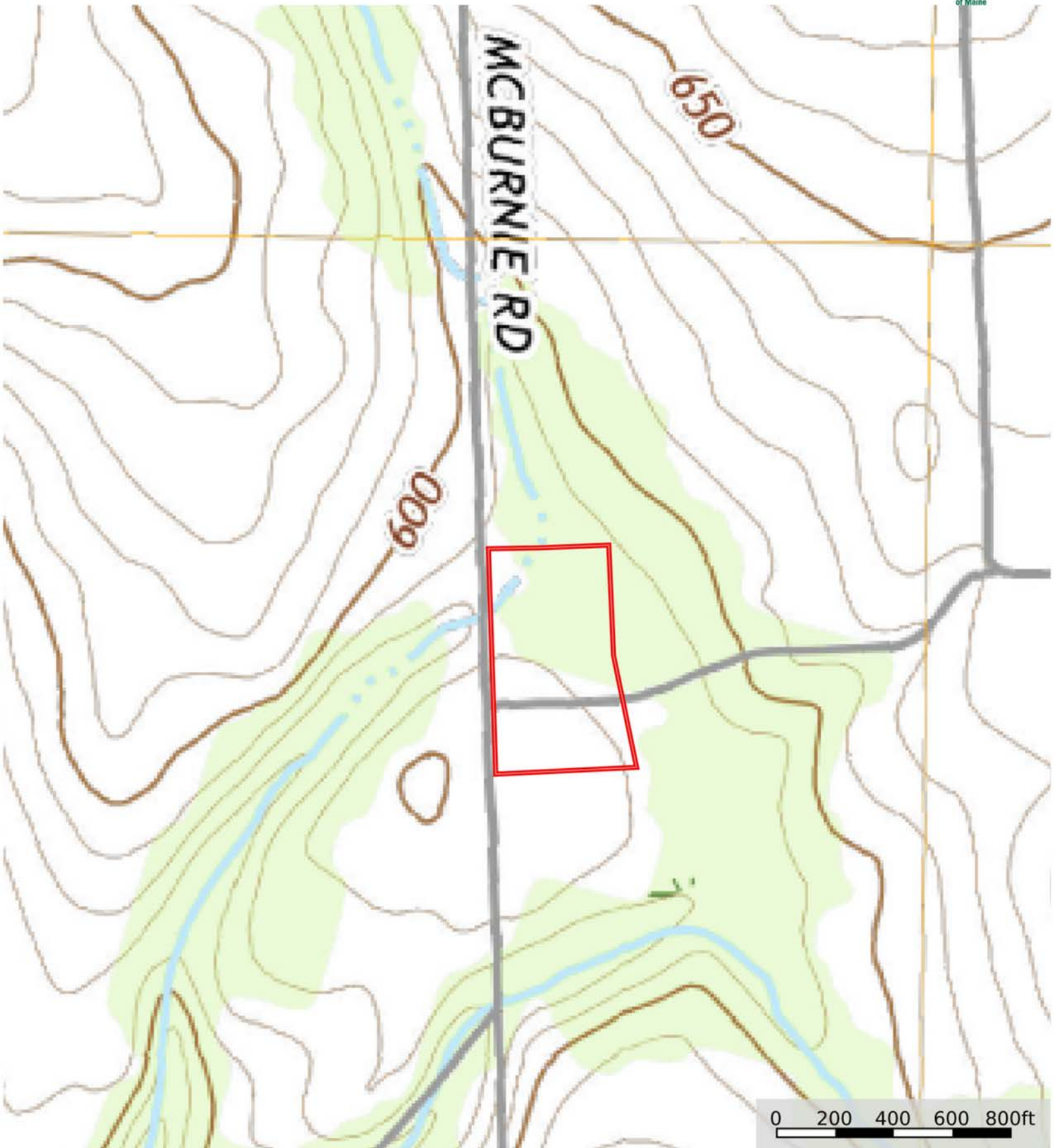
Presque Isle - 201 McBurnie Rd - 7.6 ac Wilson

Aroostook County, Maine, 7.6 AC +/-



Boundary

Presque Isle - 201 McBurnie Rd - 7.6 ac Wilson
Aroostook County, Maine, 7.6 AC +/-



 Boundary

PROPERTY LOCATED AT: 201 McBurnie Road, Presque Isle, ME 04769

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: under front porch
 Installed by: _____
 Date of Installation: _____

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

Comments: new pump May 2021, new filter May 2021

Source of Section I information: Current owner and previous disclosures

Buyer Initials DW _____ Page 1 of 8 Seller Initials _____

PROPERTY LOCATED AT: 201 McBurnie Road, Presque Isle, ME 04769

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: back yard _____ OR Unknown

Date installed: _____ Date last pumped: May 2019 Name of pumping company: Allens

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: behind house _____

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: _____

Source of Section II information: Current owner and previous disclosure

Buyer Initials DW _____

Seller Initials _____

PROPERTY LOCATED AT: 201 McBurnie Road, Presque Isle, ME 04769

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	HWBB			
Age of system(s) or source(s)	2022			
TYPE(S) of Fuel	oil			
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	furnace and plumbing froze winter 2025			

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: Fall 2023

Direct/Power Vent(s): Yes No Unknown
 Has vent(s) been inspected? Yes No Unknown
 If Yes, date: _____

Comments: See Section VIII, new metalbestos chimney in LR 2022 and in wood shop 2024

Source of Section III information: Current owner and previous disclosure

SECTION IV - HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? Yes No Unknown
 If Yes, are tanks in current use? Yes No Unknown
 If no longer in use, how long have they been out of service? _____
 If tanks are no longer in use, have tanks been abandoned according to DEP? Yes No Unknown
 Are tanks registered with DEP? Yes No Unknown
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____

Buyer Initials DW _____ Page 3 of 8 Seller Initials _____

PROPERTY LOCATED AT: 201 McBurnie Road, Presque Isle, ME 04769

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 owner and previous disclosure**

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**

Source of information: **Current owner and previous disclosure**

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? Yes No

Results/Comments: **none**

Source of information: **Current owner and previous disclosure**

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? Yes No

Results/Comments: **none**

Source of information: **Current owner and previous disclosure**

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

Comments: **none known**

Source of information: **current owner and previous disclosure**

Buyer Initials DW _____

Seller Initials _____

PROPERTY LOCATED AT: 201 McBurnie Road, Presque Isle, ME 04769

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 known

Source of information: Current owner and previous disclosure

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: none known

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

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

SECTION V - ACCESS TO THE PROPERTY

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

If Yes, explain: Public Easement for McBurnie Road

Source of information: deeds, public record

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 MJ _____

Seller Initials _____

PROPERTY LOCATED AT: 201 McBurnie Road, Presque Isle, ME 04769

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: some water damage from broken pipes winter 2025

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: last mapped in 1980 - area not included

Source of Section VI information: FEMA flood maps

Buyer Initials DW _____ Page 6 of 8 Seller Initials _____

PROPERTY LOCATED AT: 201 McBurnie Road, Presque Isle, ME 04769

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

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: 1900 What year did Seller acquire property? 2021

Roof: Year Shingles/Other Installed: unknown

Water, moisture or leakage: none known

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: moisture prior to dehumidifier. Foundation is very old

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: New electrical 2020

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: Foundation shows signs of

Comments: none

Source of Section VII information: Current owner and previous disclosure

Buyer Initials MW Page 7 of 8 Seller Initials _____

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Deborah Wilson (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 201 McBurnie Road, Presque Isle, ME 04769

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.

_____	_____	<u>Deborah Wilson</u>	<u>03/29/2025</u>
Buyer	Date	Seller Deborah Wilson	Date
_____	_____	_____	_____
Buyer	Date	Seller	Date
_____	_____	_____	_____
Buyer	Date	Seller	Date
_____	_____	_____	_____
Buyer	Date	Seller	Date
_____	_____	<u>Carmen McPhail</u>	<u>03/29/2025</u>
Agent	Date	Agent Carmen McPhail	Date

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REALTOR®

United Country Lifestyle Properties of Maine, 113 West Broadway Lincoln ME 04457
Carmen McPhail

(207)794-6164

(207)794-6666



Wilson - 201

WARRANTY DEED
(with warranty covenants)

Jerry Hole, with a mailing address of 1377 SW Hensley Rd, Troutdale, Oregon 97060 and **Shari E. Gleason, formerly known as Shari E. Hole**, with a mailing address of 10771 SE Mather Rd. Clackamas, Oregon 97015, FOR CONSIDERATION PAID, grant to **Kathleen Creamer** and **Deborah Creamer**, with a mailing address of 201 McBurnie Road, Presque Isle, Maine 04769 with WARRANTY COVENANTS, the following described real property located in the City of Presque Isle, County of Aroostook, State of Maine, being bounded and described as follows, to wit:

A certain parcel of land situate on the east side of the Back Caribou Road in Lot 6, Section 26, and Lot 3, Section 32 in Township Letter G. Maysville, Second Range, West of the East line of the State of Maine, now Presque Isle, Aroostook County, and being more particularly described by the survey made by Robert R. Williams, P.L.S., for Dale and Beverly Knowles as follows:

Beginning on the center of the Back Caribou Road at the southwest corner of land conveyed by Erdean T. Lauritsen to Carolyn Winter, by deed dated October 20, 1986, recorded in Book 1942, Page 234 at the Aroostook Registry of Deeds; thence N 68° 27' 33" E along the south line of said Carolyn Winter, a distance of 33.00 feet to a 1/2" iron pin found on the east line of said Back Caribou Road; thence N 68° 30' 00" E along the south line of said Carolyn Winter and an easterly projection of said south line of Carolyn Winter, a distance of 426.1 feet; thence S 21° 30' 22" E along the east line of land conveyed by Edgar O. MacBurnie, Earl V. MacBurnie and Karl Z. MacBurnie to Dale L. Knowles and Beverly D. Knowles, dated September 16, 1987, recorded in Book 2026, Page 296, a distance of 503.09 feet to a 1/2" iron pin; thence S 12° 48' 30" E along the east line of land conveyed by Edgar O. MacBurnie, Earl V. MacBurnie and Karl Z. MacBurnie to Dale L. Knowles and Beverly D. Knowles, dated September 16, 1987, recorded in Book 2026, Page 296, a distance of 640.27 feet to a 1/2" iron pin; thence S 68° 30' 00" E along the south line of land conveyed by Edgar O. MacBurnie, Earl V. MacBurnie and Karl Z. MacBurnie to Dale L. Knowles and Beverly D. Knowles, dated September 16, 1987, recorded in Book 2026, Page 296, a distance of 522.8 feet to a 1/2" iron pin found on the east line of said Back Caribou Road; thence S 68° 30' 00" W, a distance of 33 feet to the center of said Back Caribou Road; thence N 21° 30' 00" W along the center of

said Back Caribou Road, a distance of 1136.0 feet to the true point of beginning.

This parcel contains 12.7 total acres as calculated. The public easement of the Back Caribou Road contains 0.9 acres as calculated. The bearing herein are calculated from a survey made by Richard Holmes, RLS, September 1984.

EXCPETING AND RESERVING from the above described real estate the following parcel:

A certain parcel of land situate on the east side of the Back Caribou Road in Lot 6, Section 26, and Lot 3, Section 32 in Township Letter "G", Maysville, Second Range, West of the East line of the State of Maine, now Presque Isle, and being more particularly described as follows:

Commencing on the east margin of the Back Caribou Road at the southwest corner of real estate conveyed to W. Klezos, Jr., a/k/a Stanley W. Klezos, Sr., by Warranty Deed of Dale Knowles and Beverly D. Knowles dated June 28, 2002 and recorded at the Southern Aroostook Registry of Deeds in Volume 3682, Page 328; thence N 21° 30' W along the east line of the Back Caribou Road a distance of four hundred sixteen and six tenths (416.6) feet; thence S 68° 30' E to the east line of real estate conveyed to Klezos as aforesaid; thence S 12° 48' 30" E to the southeast corner of real estate conveyed to Klezos as aforesaid; thence S 12° 48' 30" E to the southeast corner of real estate conveyed to Klezos as aforesaid; thence N 68° 30" W five hundred twenty-two and eight tenths (522.8) feet to an iron pin on the east line of the Back Caribou Road and point of beginning.

The Excepted parcel being the same premises conveyed to Troy W. Haney by Warranty Deed of Stanley W. Klezos, Jr. a/k/a Stanley W. Klezos, Sr., dated December 28, 2005 and recorded at the Southern Aroostook Registry of Deeds in Volume 4233, Page 95.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Being all and the same premises as described in a deed from Stanley W. Klezos, III, to Jerry Hole and Shari E. Hole, dated January 26, 2009 and recorded in Book 4668, Page 270 in the Southern Aroostook County Registry of Deeds.

Witness my hand and seal this 14 day of MAY, 2021

Witness

Jerry Hole
Jerry Hole

State of OREGON

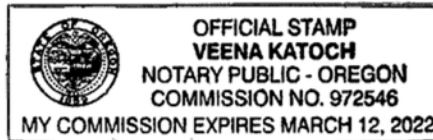
County of MULTNOMAH, ss 05/14, 2021

Personally appeared the above named Jerry Hole and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Veena Katoch
Notary Public

Veena Katoch
Print Name



Witness my hand and seal this 15th day of May, 2021

[Signature]
Witness

[Signature]
Shari E. Gleason

State of OREGON

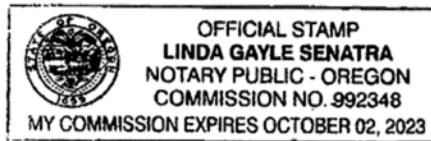
County of CLACKAMAS, ss MAY 15, 2021

Personally appeared the above named Shari E. Gleason and acknowledged the foregoing instrument to be her free act and deed.

Before me,

[Signature]
Notary Public

LINDA GAYLE SENATRA
Print Name





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*