

# RECREATIONAL PROPERTY

COUNTRY HOME | RECREATIONAL | 4.5± ACRES

Walk-out basement

**206 Town Farm Road  
Lincoln, Maine**

Golf course nearby



**\$169,900**

[WWW.LIFESTYLEPROPERTIESOFMAINE.COM](http://WWW.LIFESTYLEPROPERTIESOFMAINE.COM)



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**DEED**

Scan to view the  
full property details  
and video!







*Photography by Mayhem Media*

Looking for a recreational property where you can snowmobile right from your property? Or maybe where you can walk to the golf course for a round of golf? What about a town that has 13 lakes to enjoy year round? Or maybe you are looking for a year round property with low taxes and low heating costs. Come take a look at this property located at 206 Town Farm Rd.

This property is very unique. It is a Quonset metal structure built on a full foundation. It is extremely easy to heat with its spray foam insulation and very appealing with its wood interior. This one bedroom, one bath home is approximately 1000 sq ft with a full walkout basement. You enter into the full, poured concrete basement where you find a kerosene monitor heater.

Up the stairs you enter into the main floor where you will see the open concept living space. You will find a full bathroom with both a stand-up shower and a separate bathtub. The eat-in kitchen is open to the living room space which has a vaulted ceiling with newly installed, large ceiling fan which provides plenty of circulation. The heat pump is also located in this space.





You will find a large double sliding glass door which leads out to the deck. The stairs to the loft are in the middle, dividing the downstairs area. On the other side of the stairs you will find another space which could be used for a home office, a sitting area for reading, or an additional space to put a bed if needed. This space has a second door which leads out to another deck. The loft is where you will find the one bedroom. There are many nice finishes in this home including wide pine barn boards on the floor that are over 200 years old. The stairs and the railings on the loft are also made with wood dating from the same time. The 4.5 acre lot is very private, but only about 5 miles from all amenities. It is wooded and runs along Cambolassee Stream. Come check out this property today and see what it has to offer.



**Lifestyle  
Properties  
of Maine**

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







# 206 TOWN FARM ROAD, LINCOLN

PRICE

**\$169,900**

TAXES

\$323.42/2025

SQFT

1000

BUILT IN

2020

## HOW FAR TO...



Shopping | Lincoln, 5± miles



Hospital | Lincoln, 6± miles



Airport | Bangor, 55± miles



Interstate | Exit #227, 10± miles



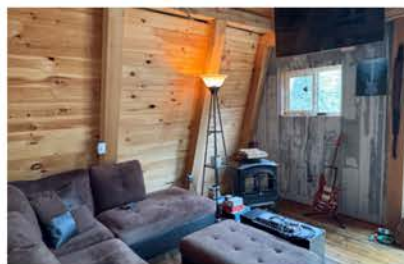
City | Bangor, 50± Miles



Boston | 287± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM





# Mariea Thurlow

ASSOCIATE BROKER | REALTOR®



207.403.3724 cell



207.794.6164 office



mariea@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view  
Mariea's bio and  
other listings



## Testimonial:

'We haven't bought a house yet, as I write this review. But Mariea Thurlow is working hard for us—above and beyond, as the expression goes. We are in California trying to go home to Maine, which means her driving about and offering virtual property walkthroughs by phone. She is a trooper. My wife and I also watch all the video tours as they are posted to the YouTube channel. They are an amazing resource for people like us trying to move from "away", as some Mainers might say.'

**Joe Wilcox**



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

# MUNICIPAL CONTACTS

## Police

Lincoln Police Dept  
(207) 794-2221

## Fire

Lincoln Fire Dept  
(207) 794-8455

## Town Office

29 Main St  
(207) 794-3372  
Monday-Friday 8am-5pm

## Tax Assessor

Ruth Birtz  
(207) 794-3372 Ext 5  
[ruth.birtz@lincolnmaine.org](mailto:ruth.birtz@lincolnmaine.org)

## Code Enforcement

Wade Jordan  
(207) 794-3372  
[wade.jordan@lincolnmaine.org](mailto:wade.jordan@lincolnmaine.org)



Lincoln - 206 Town Farm Rd 4.5 +/- acres  
Maine, AC +/-



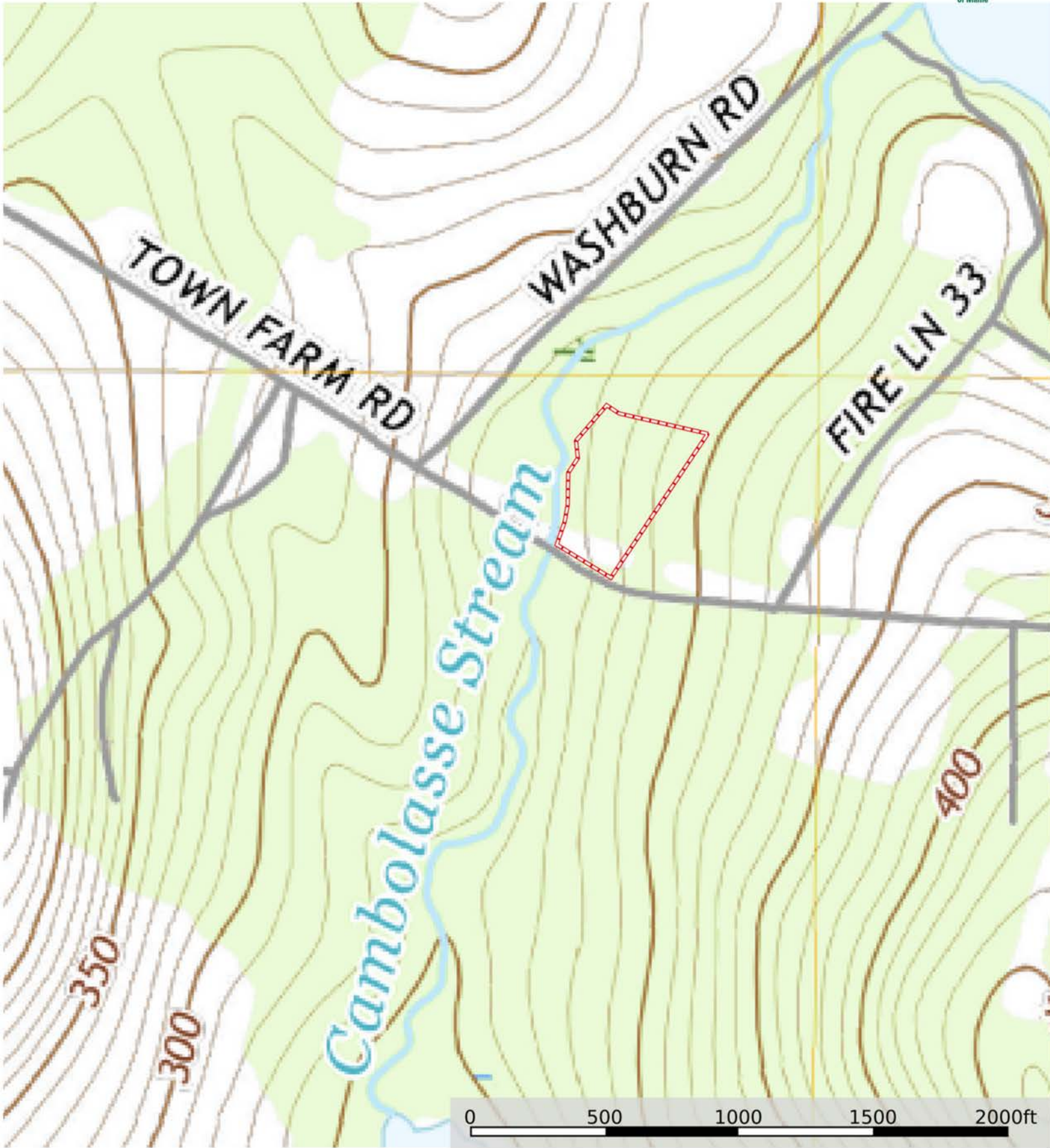


Lincoln - 206 Town Farm Rd 4.5 +/- acres

Maine, AC +/-







Boundary



Chester



Jato Rd

Jato Highlands  
Golf Course

Washburn Rd

Center Pond Dr

Center Pond Dr



PROPERTY LOCATED AT: 206 Town Farm Road, Lincoln,

## PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

**DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.**

### SECTION I - WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal ☐ Unknown  
☐ Drilled ☒ Dug ☐ Other \_\_\_\_\_

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the  
(public/private/other) water system?

Pump (if any): ..... ☐ N/A ☐ Yes ☒ No ☐ Unknown

Quantity: ..... ☐ Yes ☒ No ☐ Unknown

Quality: ..... ☒ Yes ☐ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ..... ☐ Yes ☒ No

If Yes, Date of most recent test: \_\_\_\_\_ Are test results available? .. ☐ Yes ☐ No

To your knowledge, have any test results ever been reported as unsatisfactory  
or satisfactory with notation? ..... ☐ Yes ☒ No

If Yes, are test results available? ..... ☐ Yes ☐ No

What steps were taken to remedy the problem? \_\_\_\_\_

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Front right of home

Installed by: Treeline

Date of Installation: 2020

USE: Number of persons currently using system: 1

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

Comments: \_\_\_\_\_

Source of Section I information: Seller

Buyer Initials \_\_\_\_\_

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Seller Initials M.J.T.



**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: behind home OR ☐ UnknownDate installed: 2020 Date last pumped: N/A 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: N/A Name of company servicing tank: \_\_\_\_\_Leach Field: ..... ☒ Yes ☐ No ☐ UnknownIf Yes, Location: behind homeDate of installation of leach field: 2020 Installed by: DownsDate of last servicing of leach field: N/A 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 ☐ NoIf Yes, are they available? ..... ☒ Yes ☐ NoIs System located in a Shoreland Zone? ..... ☐ Yes ☒ No ☐ Unknown

Comments: \_\_\_\_\_

Source of Section II information: Seller

Buyer Initials \_\_\_\_\_

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Seller Initials M. J. T.



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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	Heat Pump	Monitor heater	Propane fireplace	
Age of system(s) or source(s)	2020	2021		
TYPE(S) of Fuel	electricity	Kerosene		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Average electric bill is \$100/mo for everything	300 gal / yr		
Name of company that services system(s) or source(s)	Emera	RH Foster		
Date of most recent service call	—	—		
Malfunctions per system(s) or source(s) within past 2 years	NONE	NONE		
Other pertinent information			Not Hooked up	

Are there fuel supply lines? ..... ☒ Yes ☐ No ☐ UnknownAre any buried? ..... ☐ Yes ☒ No ☐ UnknownAre all sleeved? ..... ☒ Yes ☐ No ☐ UnknownChimney(s): ..... ☐ Yes ☒ NoIf Yes, are they lined? ..... ☐ Yes ☐ No ☐ UnknownIs more than one heat source vented through one flue? ..... ☐ Yes ☐ No ☐ UnknownHad a chimney fire: ..... ☐ Yes ☐ No ☐ UnknownHas chimney(s) been inspected? ..... ☐ Yes ☐ No ☐ Unknown

If Yes, date: \_\_\_\_\_

Date chimney(s) last cleaned: \_\_\_\_\_

Direct/Power Vent(s): ..... ☐ Yes ☐ No ☐ UnknownHas vent(s) been inspected? ..... ☐ Yes ☐ No ☐ Unknown

If Yes, date: \_\_\_\_\_

Comments: \_\_\_\_\_

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 ☐ UnknownIf 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 ☐ UnknownAre tanks registered with DEP? ..... ☐ Yes ☒ No ☐ Unknown

Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

Buyer Initials \_\_\_\_\_

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Seller Initials M. J. T.



PROPERTY LOCATED AT: 206 Town Farm Road, Lincoln,

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

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

Comments: \_\_\_\_\_

Source of information: \_\_\_\_\_

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

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

In the ceilings? ..... ☐ Yes ☒ No ☐ Unknown

In the siding? ..... ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ..... ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ..... ☐ Yes ☒ No ☐ Unknown

Other: ..... ☐ Yes ☒ No ☐ Unknown

Comments: \_\_\_\_\_

Source of information: 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:

Comments: ..... ☐ Yes ☒ No ☐ Unknown

Source of information: Seller

Buyer Initials \_\_\_\_\_

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Seller Initials M. J. T.



PROPERTY LOCATED AT: 206 Town Farm Road, Lincoln,

**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: \_\_\_\_\_

Source of information: \_\_\_\_\_

**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

TOXIC MATERIAL: ..... ☐ Yes ☒ No ☐ Unknown

LAND FILL: ..... ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ..... ☐ Yes ☒ No ☐ Unknown

Other: \_\_\_\_\_

Source of information: 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: \_\_\_\_\_

Source of information: \_\_\_\_\_

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ..... ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? \_\_\_\_\_

Road Association Name (if known): \_\_\_\_\_

Source of information: Seller

Buyer Initials \_\_\_\_\_

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Seller Initials

M.J.T.



**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: 2301090010B Year: 1987 (Attach a copy)

Comments: area not included, no digital data available

Source of Section VI information: MSC.fema/gov

Buyer Initials \_\_\_\_\_

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Seller Initials

M. J. T.



**SECTION VII - GENERAL INFORMATION**

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

If Yes, explain: Homestead

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

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

If Yes, explain: \_\_\_\_\_

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water  
filtration system, photovoltaics, wind turbines): Type: \_\_\_\_\_

Year Principal Structure Built: 2020 What year did Seller acquire property? 2016

Roof: Year Shingles/Other Installed: metal building

Water, moisture or leakage: None

Comments: \_\_\_\_\_

Foundation/Basement:

Is there a Sump Pump? ..... ☐ Yes ☒ No ☐ Unknown

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

Prior water, moisture or leakage? ..... ☐ Yes ☒ No ☐ Unknown

Comments: \_\_\_\_\_

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

If Yes, are test results available? ..... ☐ Yes ☒ No

Comments: Tested for mold in basement prior to Quanset being added

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: \_\_\_\_\_ ☐ Unknown

Comments: \_\_\_\_\_

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

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

Manufactured Housing - Is the residence a:

Mobile Home ..... ☐ Yes ☒ No ☐ Unknown

Modular ..... ☐ Yes ☒ No ☐ Unknown

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

Comments: \_\_\_\_\_

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may  
have an adverse impact on health/safety: \_\_\_\_\_

Comments: \_\_\_\_\_

Source of Section VII information: Seller

Buyer Initials \_\_\_\_\_

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Seller Initials M. J. T.



**SECTION VIII - ADDITIONAL INFORMATION**

Door leading to deck (Facing the road) needs new knob, door is  
hard to open + close - needs adjustment.

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.

Michael J Thibodeau 4-11-25  
 SELLER DATE SELLER DATE

SELLER DATE SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE BUYER DATE

BUYER DATE BUYER DATE





## WARRANTY DEED

**DAVID WASHBURN and CHARLENE WASHBURN**, having a mailing address of 164 Town Farm Road, Lincoln, ME 04457 for consideration paid Grant, with Warranty Covenants, to **MICHAEL THIBODEAU**, having a mailing address of 164 Town Farm Road, Lincoln, ME 04457, a certain lot or parcel of land located on the northeast side of the Town Farm Road and southwesterly side of Cambolasse Stream, in the most southerly corner of the land of David and Charlene Washburn in the Town of Lincoln, County of Penobscot, State of Maine, bounded and described as follows:

Beginning at a found rebar in a pile of stones on the northeasterly side of Town Farm Road and at the most southerly corner of the land of David and Charlene Washburn as described in a deed recorded in Book 9460, Page 93 of the Penobscot County Registry of Deeds; thence North  $48^{\circ} 44' 20''$  East along the southeast line of the land of Washburn six hundred forty-nine and one tenth (649.1) feet to a set rebar; thence North  $42^{\circ} 00' 15''$  West three hundred thirty-eight and two tenths (338.2) feet to a set rebar; thence North  $42^{\circ} 00' 15''$  West fifty-six (56) feet to the center of Cambolasse Stream; thence southwesterly along said Stream to a large metal culvert on the Town Farm Road. The straight line tie distance is six hundred sixty-seven (667) feet.. thence South  $43^{\circ} 39' 25''$  East along the Town Farm Road two hundred fifty-four and one tenths (254.1) feet to the Point of Beginning. All bearing are magnetic in 2016.

Said parcel contains 4.5 acres, more or less and being a portion of the land of David Washburn and Charlene Washburn conveyed by deed dated July 24, 2004 and recorded in Book 9460, Page 93 of the Penobscot County Registry of Deeds.

WITNESS our hands and seals this 3 day of <sup>June</sup>~~May~~, 2016.

Signed, Sealed and Delivered  
In the Presence of

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

David Washburn  
David Washburn

Charlene Washburn  
Charlene Washburn

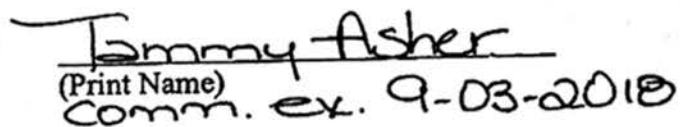


STATE OF MAINE  
COUNTY OF PENOBSCOT, ss

June 3, 2016  
~~May~~

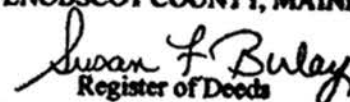
Then personally appeared before me the above named David Washburn and Charlene Washburn and acknowledged the foregoing instrument to be their free act and deed.

  
Notary Public

  
(Print Name)  
Comm. ex. 9-03-2018

No Transfer Tax Paid

PENOBSCOT COUNTY, MAINE

  
Register of Deeds





Dept. of Professional & Financial Regulation  
Office of Professional & Occupational Regulation  
**MAINE REAL ESTATE COMMISSION**

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### ***Right Now You Are A Customer***

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

### ***You May Become A Client***

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

### **COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW**

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

### **WHAT IS A DISCLOSED DUAL AGENT?**

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

### ***Remember!***

*Unless you enter into a written agreement for agency representation, you are a customer—not a client.*

### **THIS IS NOT A CONTRACT**

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

#### *To Be Completed By Licensee*

This form was presented on (date) \_\_\_\_\_

To \_\_\_\_\_  
Name of Buyer(s) or Seller(s)

by \_\_\_\_\_  
Licensee's Name

on behalf of \_\_\_\_\_  
Company/Agency

MREC Form#3 Revised 07/2006  
Office Title Changed 09/2011

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





# Maine's #1 YouTube Channel



## United Country Lifestyle Properties of Maine

@lifestyleproperties · 54.8K subscribers · 813 videos

Maine Real Estate property listings | Interested in residential, land, recreational, hunting, wa... >

[lifestylepropertiesofmaine.com](https://lifestylepropertiesofmaine.com) and 3 more links

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## Do you need to sell your Maine property?



Scan the code to learn how to get the most money for your property, with the least amount of hassle.

### 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