

LAKESIDE CABIN

0.6± Acres

26 Dunphy Rd
Sebec, Maine

Waterfront



\$249,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Are you looking for a private, quiet, waterfront getaway? If your answer is yes, this is the property for you! This well-maintained, waterfront cabin was built in 1974 and has all the privacy you could ask for. Sitting on the bank of Garland Pond in Sebec, this 675 sq ft cabin has everything you could want in a peaceful waterfront retreat.

The cabin is on a double lot at the end of the road and sits on .60 acres of land, with 150' of water frontage. Being the last camp on a dead-end road, you will not have vehicles of any kind going by the cabin. Motor boats are not allowed on the lake, so it will always be peaceful and quiet. Trolling motors are allowed on canoes, and that is the most noise you will hear.

Sit on the sun porch that runs the entire length of the cabin, and watch the loons, ducks, beaver, eagles, otter, and other wildlife as they swim by. From the sun porch you enter the open living room/ dining room/ and kitchen area. There is plenty of space in this open area for entertaining guests. The beautiful rock chimney is the focal point of this room, and the wood stove makes it nice and cozy on those cool fall evenings.



There is one bedroom located off the living room, which has space enough for a queen bed, and a ladder leading to a loft where you could put a few twin mattresses, a platform bed, air mattresses, etc. On the sun porch there are doors that you can close to divide the space if you want to add a bed in that area for extra sleeping. The full bathroom with stand-up shower completes the layout of the cabin.

There is no well on the property but the lake water is pumped in for use in the sinks and shower. There has been a new water filtration system added which purifies the lake water, making it safe to drink. Along with the water filtration system, there have been many updates to this property over the past two years including a new roof, new exterior paint, a new dock, the loft area has been finished off, a new septic tank, and the camp has been leveled, and some sills have been replaced. This place is absolutely beautiful and is waiting for its new owners to come and enjoy its charm!



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**Lifestyle
Properties
of Maine**





26 DUNPHY RD, SEBEC

PRICE **\$249,000**

TAXES \$1,481.86/2024

SQFT 675 BUILT IN 1974

HOW FAR TO...



Shopping | Dover Foxcroft, 4± miles



Hospital | Northern Light Mayo, 4.8± miles



Airport | Bangor, 40± miles



Interstate | Exit #157, 30± miles



City | Newport, 30± Miles



Boston | 240± 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



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@lifestyleproperties



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MUNICIPAL CONTACTS

Police

Dover-Foxcroft Police Dept.
(207) 564-8021
911 For Emergency

Fire

Dover-Foxcroft Fire Dept.
(207) 564-2610
911 For Emergency

Town Office

29 North Road, Sebec
207-564-8367
M,Th 4:30-7:30
W, Sun Closed
Tu, F, Sat 9:00-12:00

Tax Assessor

Board of Selectmen, RJD Appraisals
(207) 564-8367

Code Enforcement

Keith Doore
(207) 343-1669

Sebec- 26 Dunphy Road, 0.60± Acres
Piscataquis County, Maine, 0.6 AC +/-



 Boundary

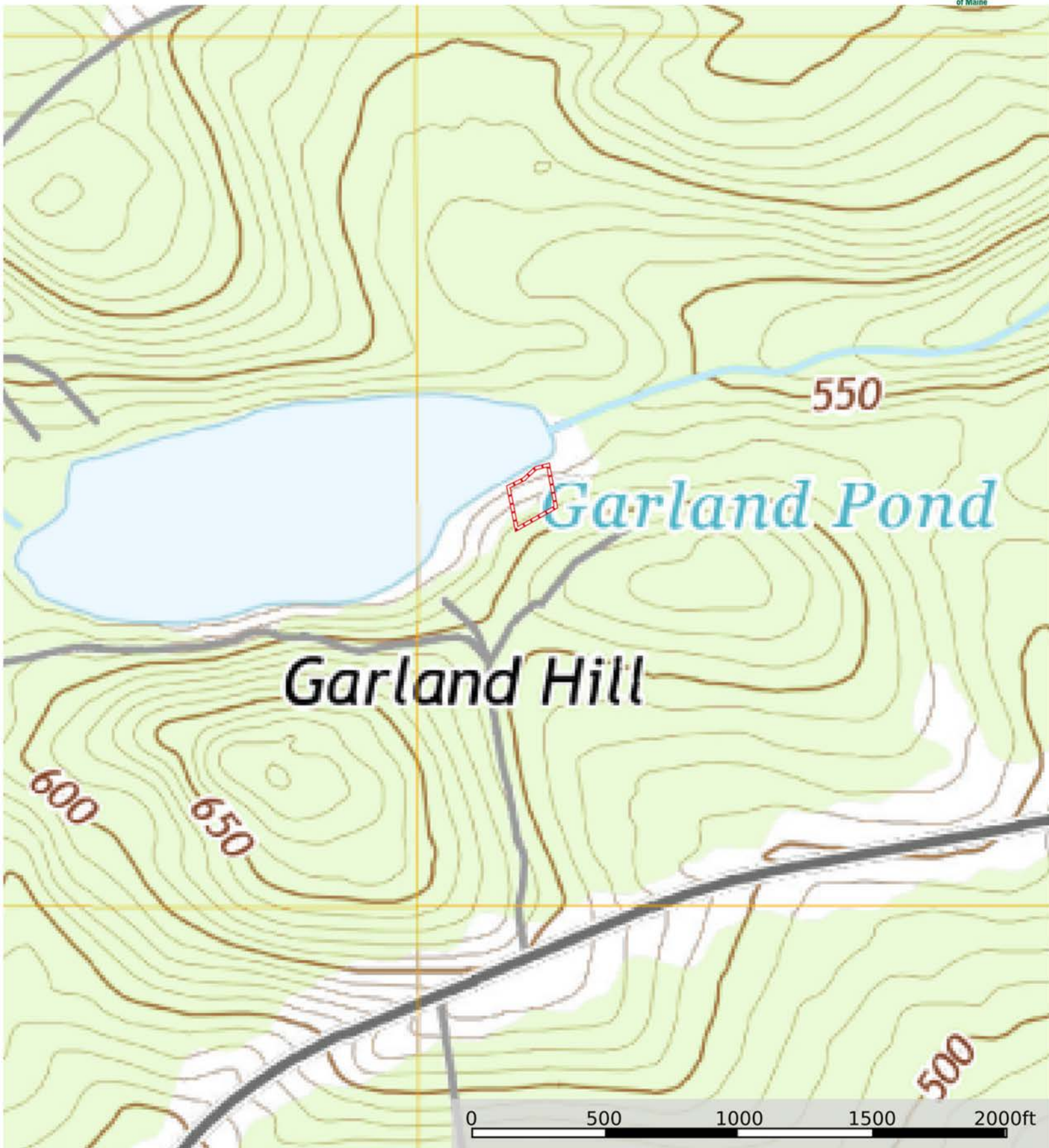
Sebec- 26 Dunphy Road, 0.60± Acres

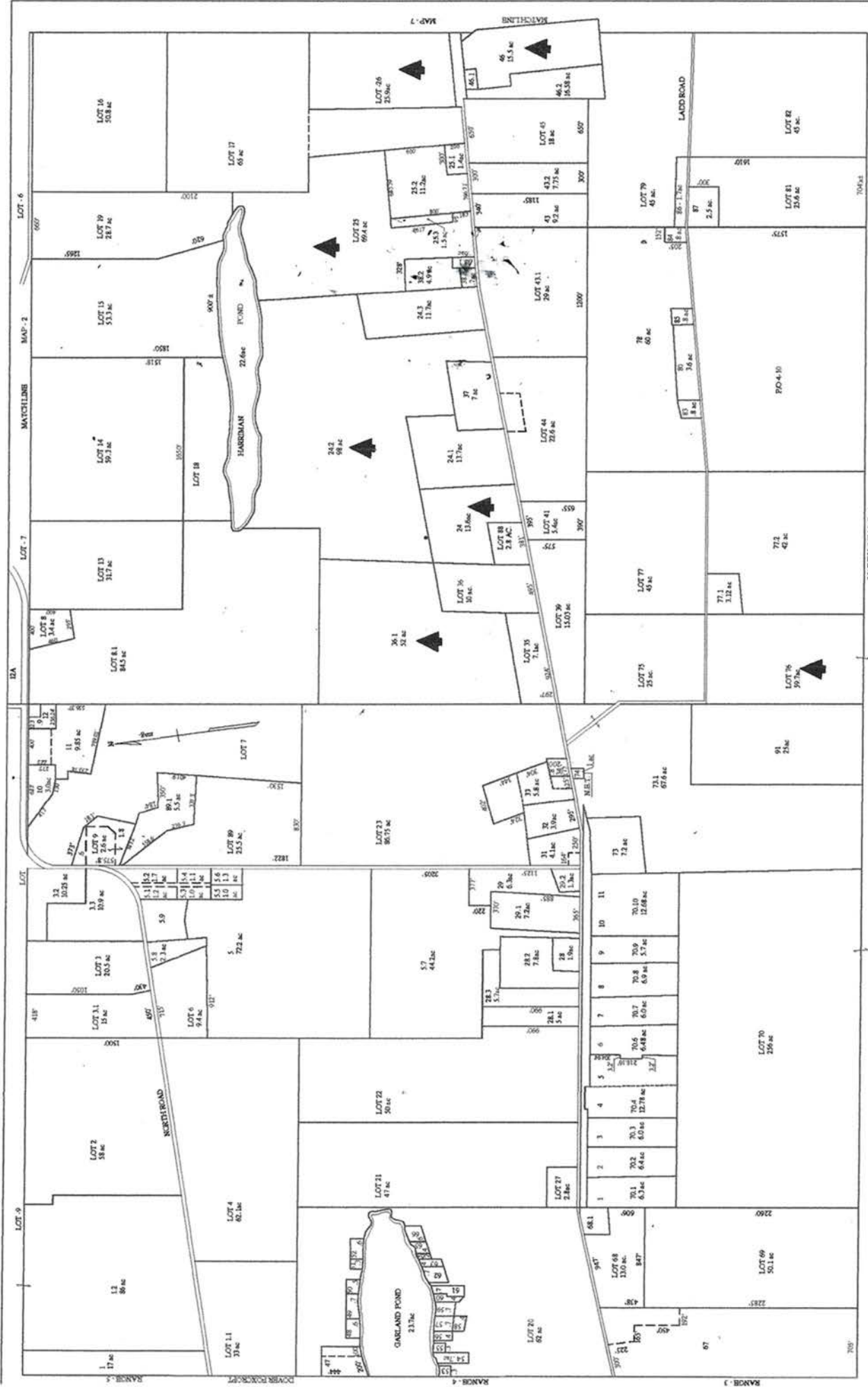
Piscataquis County, Maine, 0.6 AC +/-



Boundary

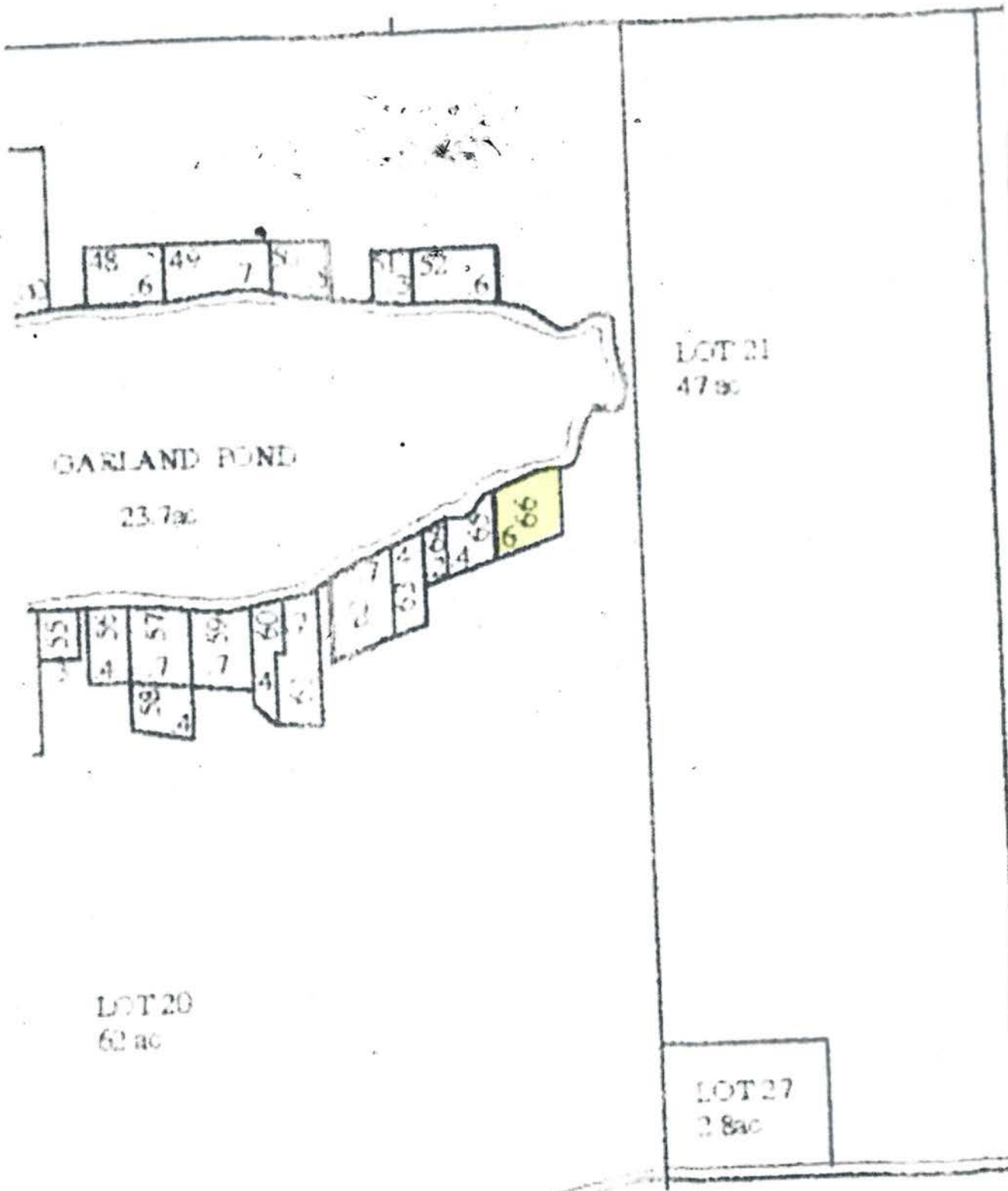






TAX MAPS PREPARED BY
 COUNTY ENGINEER
 REVISED BY COUNTY ENGINEER
 SCALE 1"=500'

MAP:3



48 49 50 51 52 53
6 7 8 9 6

GARLAND POND
23.7ac

LOT 21
47 ac

15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
3 4 7 7 4 2 3 4 6 6
2 4

LOT 20
62 ac

LOT 27
2.8 ac

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN William Smith III, Kristina Owlett (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 26 Dunphey Road, Sebec,

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. *MT*

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.

_____	_____	<i>William Smith III</i>	04/15/2025
Buyer	Date	Seller William Smith III	Date
_____	_____	<i>Kristina Owlett</i>	04/15/2025
Buyer	Date	Seller Kristina Owlett	Date
_____	_____	Seller	Date
Buyer	Date	Seller	Date
_____	_____	<i>Mariea Thurlow</i>	04/15/2025
Buyer	Date	Seller	Date
_____	_____	Agent Mariea Thurlow	Date
Agent	Date	Agent Mariea Thurlow	Date

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REALTOR®

United Country Lifestyle Properties of Maine, 113 West Broadway Lincoln ME 04457
 Mariea Thurlow

(207)794-6164



26 Dunphey Rd

PROPERTY LOCATED AT: 26 Dunphey Road, Sebec.

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 lake drawn 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: _____
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: no well, water is pumped from the lake

Source of Section I information: Seller

Buyer Initials _____ Page 1 of 8 Seller Initials WSJ KO

PROPERTY LOCATED AT: 26 Dunphey Road, Sebec,

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: **plastic**

Location: **behind camp** _____ OR Unknown

Date installed: **2023** 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 Unknown

If Yes, Location: **seller is unsure of leach field, the assumption is that there is not one.**

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: **Seller, previous disclosure**

Buyer Initials _____

Seller Initials WS3 KO

PROPERTY LOCATED AT: 26 Dunphey Road, Sebec,

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	Wood Stove			
Age of system(s) or source(s)	2001			
TYPE(S) of Fuel	wood			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	seasonal, less than 1 cord			
Name of company that services system(s) or source(s)	none			
Date of most recent service call	none			
Malfunctions per system(s) or source(s) within past 2 years	none			
Other pertinent information				

- 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: unknown
- Direct/Power Vent(s): Yes No Unknown
- Has 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 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 _____

Seller Initials WSJ KO

PROPERTY LOCATED AT: 26 Dunphey Road, Sebec,

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: **Seller**

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

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

In the ceilings? Yes No Unknown

In the siding? Yes No Unknown

In the roofing shingles? Yes No Unknown

In flooring tiles? Yes No Unknown

Other: _____ Yes No Unknown

Comments: _____

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: _____

Source of information: **Seller**

Buyer Initials _____

Seller Initials WSJ KO

PROPERTY LOCATED AT: 26 Dunphey Road, Sebec,

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: 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: _____

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: ROW to property from Dover-Foxcroft-Milo Highway, see 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? Camp owners pitch in for improvements

Road Association Name (if known): none

Source of information: Seller, previous disclosure

Buyer Initials _____

Seller Initials WS3 KO

PROPERTY LOCATED AT: 26 Dunphey Road, Sebec,

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: 2304140010B Year: 1993 (Attach a copy)

Comments: No digital data available

Source of Section VI information: Mac.fema.gov, seller

Buyer Initials _____ Page 6 of 8 Seller Initials WSJ KO

PROPERTY LOCATED AT: 26 Dunphey Road, Sebec,

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: _____

Year Principal Structure Built: 1974 What year did Seller acquire property? 2023

Roof: Year Shingles/Other Installed: 2024

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: no basement, post and pier

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: _____

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: Deed references a survey, we could not locate it

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 _____

Seller Initials WSJ RO

PROPERTY LOCATED AT: 26 Dunphey Road, Sebec,

SECTION VIII - ADDITIONAL INFORMATION

No power boats allowed on the pond, trolling motors only. Road is blocked off in the spring.

Continued... See Addendum Additional information 1

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.

William Smith III 06/23/2025
SELLER DATE
William Smith III

Kristina Owlett 06/23/2025
SELLER DATE
Kristina Owlett

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



ATTEST: Gail J. Clark, Register of Deeds

WARRANTY DEED
DLN# 1002340241823

LARAINÉ KELMAN, of Putnam, Windham County, Connecticut, GRANTS to **WILLIAM G. SMITH, III., and KRISTINA L. OWLETT**, both with a mailing address of 19 Old Milford Road, Amherst, NH 03031, with **WARRANTY COVENANTS**, as Joint Tenants with rights of survivorship, the following described real estate:

A certain lot or parcel of land situated on the southerly shore of Garland Pond in Sebec, County of Piscataquis and State of Maine, and being a part of the west half of Lot 9, Range 4, Hodgdon's Survey, bounded and described as follows:

Beginning at an iron post at the northeast corner of land conveyed to George and Elsie Hill by Maude E. Craine by deed dated July 1, 1958, recorded in Piscataquis County Registry of Deeds, Vol. 329, Page 58, on the southerly shore of Garland Pond; thence running easterly seventy-five (75) feet along the shore of Garland Pond at low water mark to an iron post; thence southerly one hundred twenty-five (125) feet in a line parallel to the east line of said Hill lot, to an iron post; thence westerly seventy-five (75) feet to an iron post at the southeast corner of said Hill lot; thence northerly one hundred twenty-five (125) feet along the east line of said Hill lot to the point of beginning.

Also certain real estate situated on the southerly shore of Garland Pond in said Sebec, and being a part of the west half of Lot 9, Range 4, Hodgdon's Survey, bounded and described as follows:

Beginning at an iron post at the northeast corner of land conveyed to Everett Ellie by the said Maude E. Craine by deed dated August 24, 1965, and recorded in Piscataquis Registry of Deeds, Vol. 365, Page 54, on the southerly shore of Garland Pond, being the first parcel herein; thence running easterly seventy-five (75) feet along the shore of Garland Pond at low water mark to an iron post; thence southerly one hundred twenty-five (125) feet in a line parallel to the east line of said first parcel to an iron post; thence westerly seventy-five (75) feet to an iron post at the southeast corner of said first parcel; thence northerly one hundred twenty-five (125) feet along the east line of said first parcel to the point of beginning.

Also the right in common with all others who have a similar right to pass and repass on foot and with teams and vehicles from the Dover-Foxcroft-Milo Highway over the right of way to the land herein conveyed as established.

Being the same premises described in a deed from Elaine E. Martineau to Laraine Kelman dated February 1, 1999 and recorded at the Piscataquis County Registry of Deeds in Book 1177, Page 80.

The preparer of this deed did not search title in connection with the preparation of this deed.

WITNESS my hand and seal this 11th day of July, 2023.

Laraine Kelman
LARAINE KELMAN

STATE OF Connecticut
COUNTY OF Windham, ss Putnam July 11, 2023

Personally appeared the above named Laraine Kelman and acknowledged the foregoing instrument to be her free act and deed.

Before me,

[Signature]
Notary Public

Nicole L. Matos
(Print Name and Affix Seal)

NICOLE L MATOS
NOTARY PUBLIC
State of Connecticut
My Commission Expires 9/30/2026



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*