

# WATERFRONT LODGE

LOG HOMES | OFF-GRID | COUNTRY HOME

Waterfront

14 Peaceful Ln  
Lakeville, Maine

3.3± Acres



**\$789,000**

[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*

This property is a must see! The detail and high-end finishes of this home are sure to impress! This is a year-round, 4 bedroom, 5 bathroom home with all the detail and space anyone could ask for. As you enter the home you come into a hall with a half bath located on the left. The hall has a closet and propane wall heater. The master bedroom is located further down on the left and the kitchen is to the right.

The master bath has a jacuzzi tub and a custom stone shower that is a must see! It's absolutely gorgeous! There is a closet in the master, along with two walk-in closets in the newly added bath. In the kitchen you will notice right away the high end finishes. A new farmers sink, new bar sink, oversized industrial range, and beautiful quartz countertops.

The main living space has cathedral ceilings with exposed logs, a beautiful, huge full masonry fireplace with built-ins for wood storage, a new pellet stove, and the entrance to the loft area. The beautiful dining room is located off the main living area and has glass doors on all sides. The view of the lake from almost every room is spectacular!



Another wing of the home holds two more bedrooms, each with closets and a full bathroom attached. The laundry room rounds out the downstairs floor plan.

Up in the loft you will find another living space with built-ins and closet space. Beyond this area you will find the fourth bedroom, complete with two large closets and skylight. The space in this home is well thought out and every bit of extra space holds a closet, shelf, nook, or cubby.

Outside you will find the beautiful deck that wraps around three sides of the home. There is also a 12x12 sunroom where you can enjoy the outside, while still being undercover. The home is powered by solar, and also has a huge diesel generator, and a gas powered generac. Just flip a switch to change from one power source to the other. You will never feel like you are off grid with all the resources this home has to offer. . Most of the furniture will be conveyed with the sale. The hot tub does not convey.

Come take a look at this property today! All offers will be considered.





# 14 PEACEFUL LN, LAKEVILLE

PRICE **\$789,000**

TAXES \$1,513.69/2024

SQFT 3,456± BUILT IN 2002

## HOW FAR TO...



Shopping | Lincoln, 28± miles



Hospital | Lincoln, 27± miles



Airport | Bangor, 74± miles



Interstate | Exit #227, 35± miles



City | Bangor, 72± Miles



Boston | 310± 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**

Penobscot County Sheriff  
(207) 947-4585  
Emergency (911)

## **Fire**

Maine Forest Service  
(207) 827-1800  
Emergency (911)

## **Town Office**

Bottle Lake Road  
(207) 738-5047

## **Tax Assessor**

Selectmen  
(207) 738-5047

## **Code Enforcement**

LUPC  
(207) 485-8354



Boundary

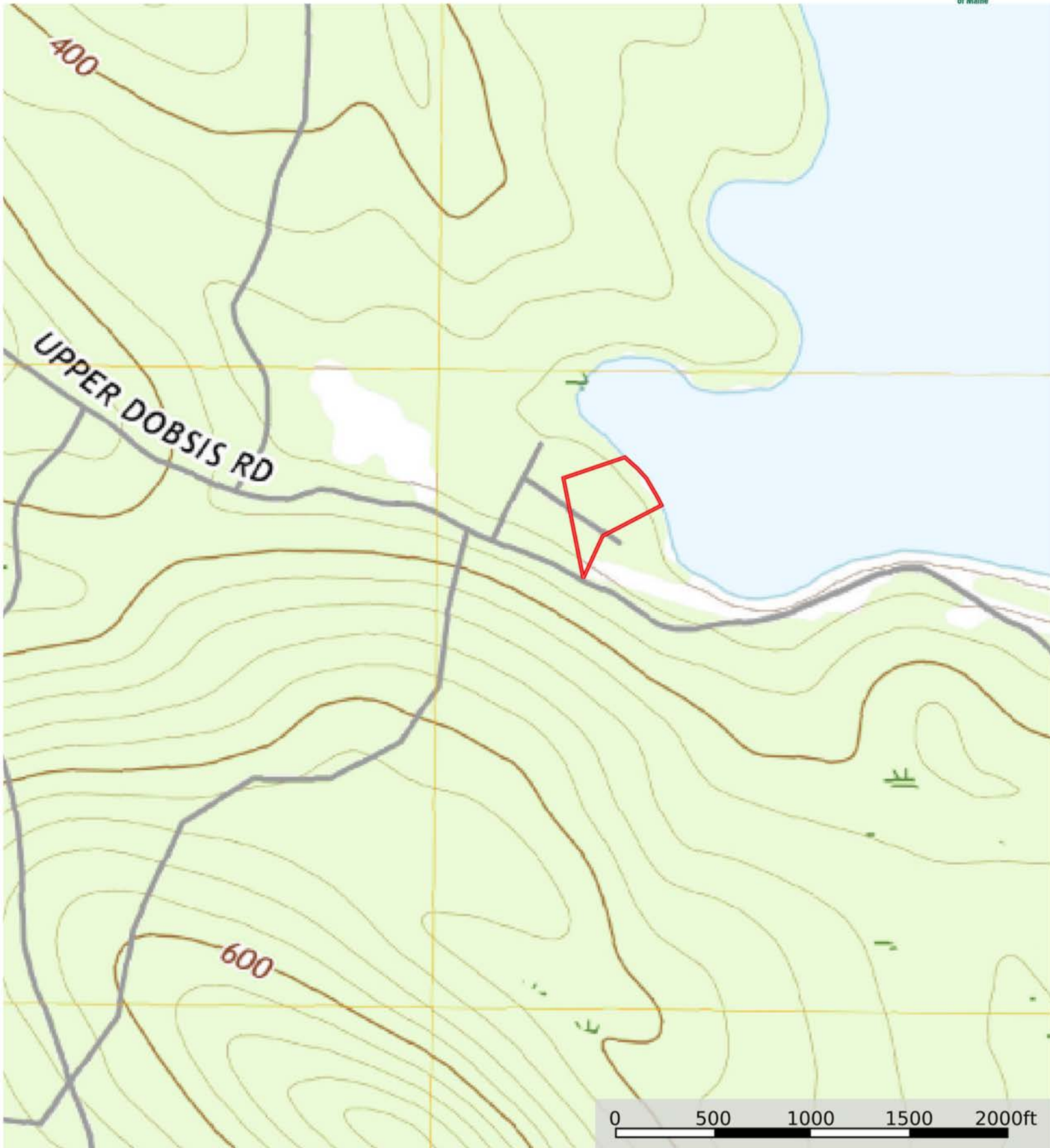
# 14 Peaceful Lane, Lakeville

Penobscot County, Maine, 3.3 AC +/-

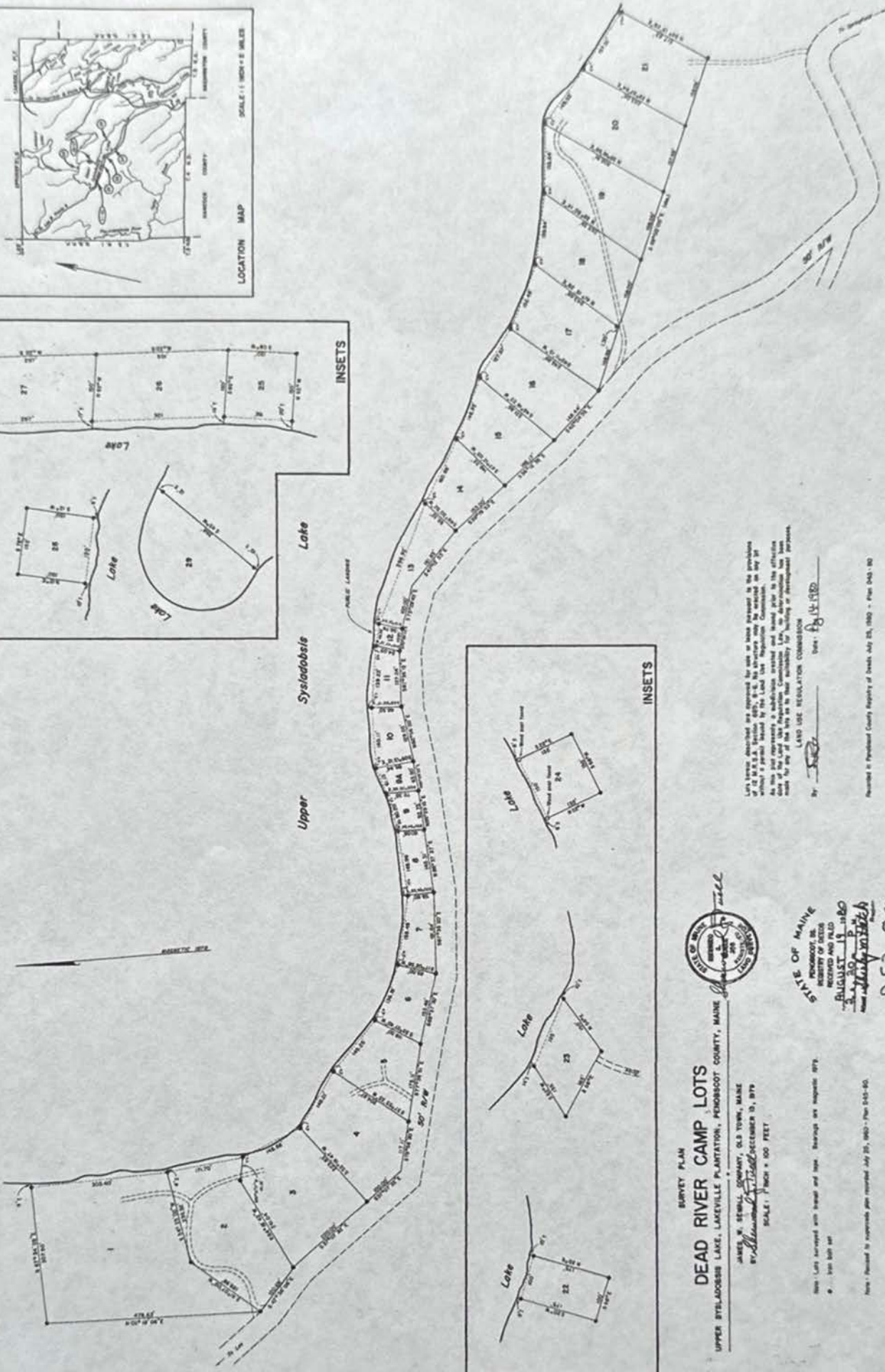
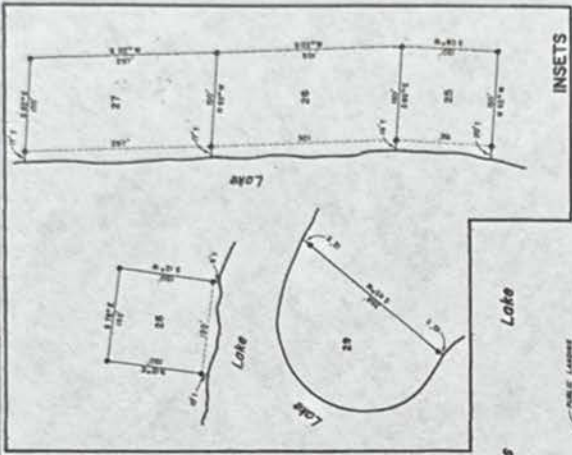
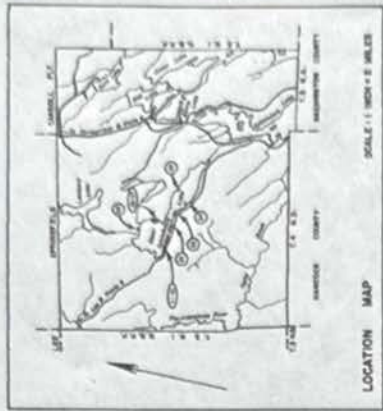


Boundary

**14 Peaceful Lane, Lakeville**  
Penobscot County, Maine, 3.3 AC +/-



 Boundary



**SURVEY PLAN**  
**DEAD RIVER CAMP LOTS**  
 UPPER BYELAODISS LAKE, LAKEVILLE PLANTATION, PENOBSCOT COUNTY, MAINE  
 JAMES W. SEWELL COMPANY, OLD TOWN, MAINE  
 BY *James W. Sewell* REGISTERED SURVEYOR  
 SCALE: 1" = 100 FEET

STATE OF MAINE  
 PENOBSCOT COUNTY  
 RECEIVED IN  
 DEPARTMENT OF DEEDS  
 AUGUST 15 1980  
 BY *James W. Sewell*  
 052-80

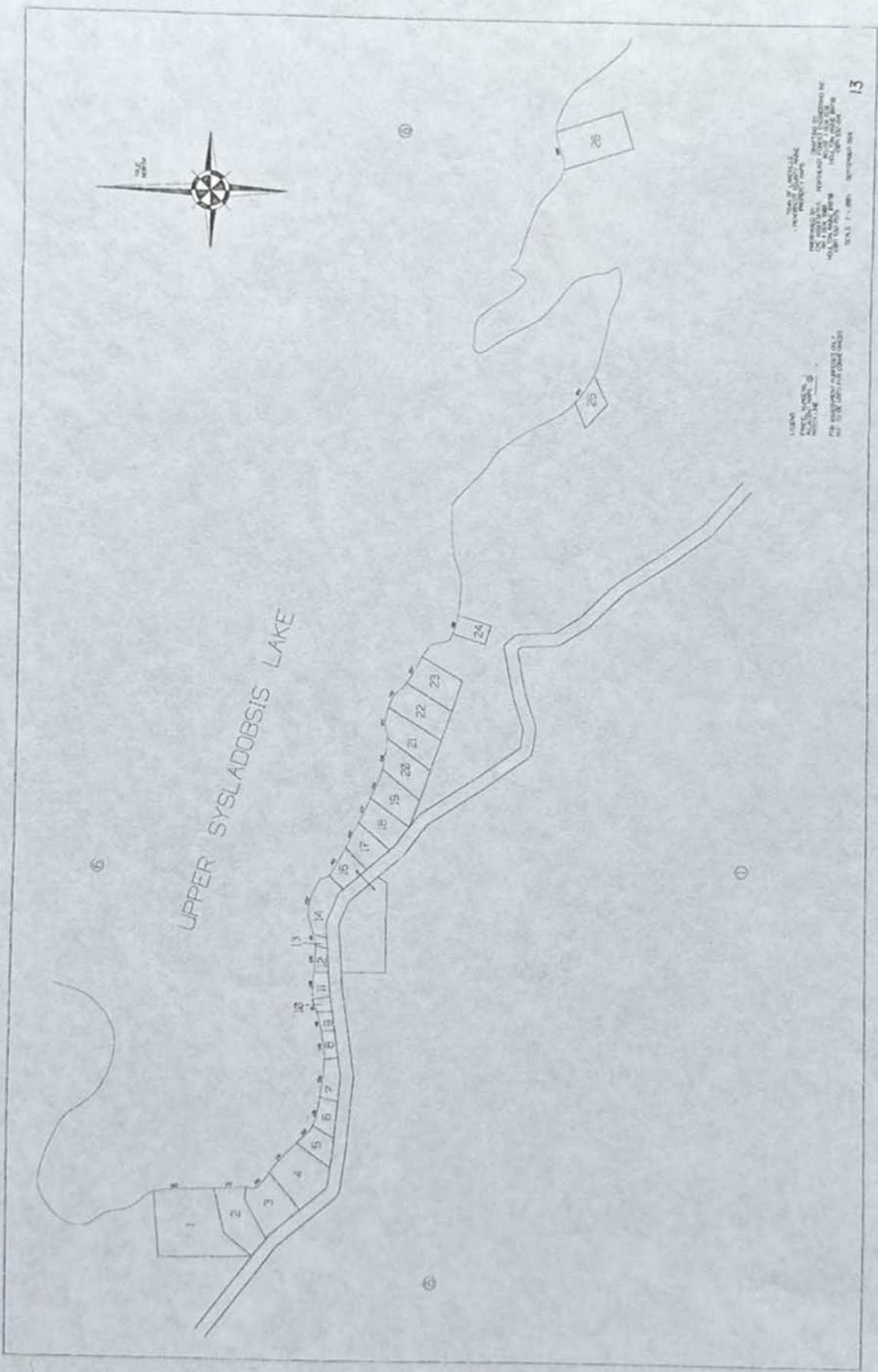
Note: Lots surveyed with compass and tape. Bearings are magnetic (M).  
 \* - Iron bolt set

Note: Plan filed in appropriate plan recorded July 25, 1980 - Plan 045-80.

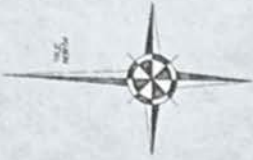
Let it be understood and approved for use in these premises in the purchase of the lots shown on this plan that the surveyor has not been paid for any work done in connection with this survey and that the surveyor is not responsible for any errors or omissions in this plan. The purchaser is advised that the surveyor is not responsible for any errors or omissions in this plan. The purchaser is advised that the surveyor is not responsible for any errors or omissions in this plan.

LAND USE REGULATION COMMISSION  
 Date: *August 15, 1980*

Recorded in Penobscot County Registry of Deeds July 25, 1980 - Plan 045-80



UPPER SYSLADOBSIS LAKE



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PROPERTY LOCATED AT: 14 Peaceful Lane, Lakeville,

### 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: 2019 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: left of driveway  
Installed by: unknown  
Date of Installation: 2019

USE: Number of persons currently using system: 2  
Does system supply water for more than one household?  Yes  No  Unknown

Comments: 2019 water test was good

Source of Section I information: well is 250' deep

Buyer Initials \_\_\_\_\_ Page 1 of 8 Seller Initials JH AH

PROPERTY LOCATED AT: 14 Peaceful Lane, Lakeville,

**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 far corner of the house OR  Unknown

Date installed: Fall 2019 Date last pumped: 2023 Name of pumping company: Cal's Septic

Have you experienced any malfunctions? .....  Yes  No

If Yes, give the date and describe the problem: \_\_\_\_\_

Date of last servicing of tank: none Name of company servicing tank: \_\_\_\_\_

Leach Field: .....  Yes  No  Unknown

If Yes, Location: behind tank

Date of installation of leach field: Fall 2019 Installed by: McCarthy's

Date 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  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 JH AH

**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	Propane Wall Heaters	Pellett Stove	Full Masonry Fireplace	
Age of system(s) or source(s)	2002	2024	2002	
TYPE(S) of Fuel	Propane	Pellets	Wood	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	\$1500 for propene for entire house	20 bags May-December	1/2 cord	
Name of company that services system(s) or source(s)	Dead River	N/A	N/A	
Date of most recent service call	none	N/A	N/A	
Malfunctions per system(s) or source(s) within past 2 years	none	none	none	
Other pertinent information	propane runs range, dryer refrigerator, and heaters			

- 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: 2019
- Date chimney(s) last cleaned: \_\_\_\_\_
- Direct/Power Vent(s): .....  Yes  No  Unknown
- Has vent(s) been inspected? .....  Yes  No  Unknown
- If Yes, date: \_\_\_\_\_

Comments: **chimney is metalbestos**

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 JH AH

PROPERTY LOCATED AT: 14 Peaceful Lane, Lakeville,

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: \_\_\_\_\_

**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 JH AH

PROPERTY LOCATED AT: 14 Peaceful Lane, Lakeville,

**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 across the neighbors driveway to access the pole barn

Source of information: Seller, 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? Maintained to Peaceful Lane. Peaceful Lane maintained by property owners

Road Association Name (if known): none

Source of information: Seller, previous disclosure

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

Seller Initials JH AH

**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: \_\_\_\_\_ Year: \_\_\_\_\_ (Attach a copy)

Comments: Area not included in FEMA mapping

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

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

Seller Initials JH AH

**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: 2002 What year did Seller acquire property? 2019

Roof: Year Shingles/Other Installed: 2013 house, 2019 garage

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, crawlspace

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: solar and generator  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: no known material defects

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

Source of Section VII information: Seller, previous disclosure

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

Seller Initials JA AH

PROPERTY LOCATED AT: 14 Peaceful Lane, Lakeville.

**SECTION VIII - ADDITIONAL INFORMATION**

Skunk Hill Rd and Weir Pond Rd are town maintained roads. Upper Dobsis Rd is maintained by Penobscot Indian Nation. Peaceful Lane is maintained by the property owners.

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.

*John Hoffman*                      6/13/25  
SELLER                                      DATE  
**John Hoffman**

*Ann Hoffman*                      6/13/25  
SELLER                                      DATE  
**Ann Hoffman**

\_\_\_\_\_  
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

ADDENDUM

PROPERTY: 14 Peaceful Lane, Lakeville,

1) Additional information

Improvement to property since 2019:

New stair railings

New kitchen sinks and quartz countertops

New laminate kitchen flooring

New fans in living room and loft

Antler chandeliers in living room and dining room added

New closet and built-in shelves in game room

New Pellet Stove

Tile floors added in all bathrooms

16x16 master bathroom added with stone, walk in shower

Toilets replaced in three bathrooms

Closet added to master bedroom

New glass panels in cathedral of living room

New refrigerator

New washer and dryer

Pine accent walls added in bedrooms and bath

Stone wall added around jucuzzi tub

40x24 Pole Barn

28x12 Lean-to off garage

6x8 Charleston swing with roof

8x24 Patio and wrap around deck with log railings

12x12 screen house

4x40 aluminum dock with 4x8 attachment

6 person hot tub

All water lines replaced with PEX tubing and crawlspace lined with plastic to prevent moisture

Date: 6/13/25

Signature [Handwritten Signature]

Date: \_\_\_\_\_

Signature \_\_\_\_\_

Date: 6/13/25

Signature [Handwritten Signature: Ann Hoffman]

Date: \_\_\_\_\_

Signature \_\_\_\_\_

Addendum

**QUIT CLAIM DEED  
WITH COVENANT**

Leslie W. Washburn and Sharon A. Washburn, both with a mailing address of PO Box 201, Lee, ME 04455, for consideration paid, GRANT to John J. Hoffman and Ann M. Hoffman, both with a mailing address of 31 Hilltop Lane, Drums, PA 18222, as joint tenants with QUIT CLAIM COVENANT, the land in Lakeville, County of Penobscot and State of Maine.

The following described real estate, to wit:

Lot No. 1, as shown on a Plan of Lots entitled "Survey Plan of Dead River Camp Lots, Upper Sysladobsis Lake, Lakeville Plantation, Penobscot County, Maine" as prepared by James W. Sewall Company on December 13, 1979 and recorded in Penobscot Registry of Deeds August 19, 1980 in Map File D52-80.

The above granted estate with any and all other rights, easements, privileges and appurtenances belonging thereto is hereby conveyed, subject however to all applicable conditions and provisions of the laws of the State of Maine and the Town of Lakeville pertaining to land and land use.

Meaning and intending to convey and hereby conveying the same premises conveyed to Leslie W. Washburn and Sharon A. Washburn by virtue of a Quitclaim deed from the Penobscot Indian Nation dated January 18, 1986 and recorded in the Penobscot County Registry of Deeds at Book 4590, Page 184; as affected by a Corrective Quitclaim Deed dated April 23, 1990 and recorded in the Penobscot County Registry of Deeds Book 4654, Page 88.

Witness our hands and seals this 1<sup>st</sup> day of November, 2019.

Leslie W. Washburn  
LESLIE W. WASHBURN

Sharon A. Washburn  
SHARON A. WASHBURN

STATE OF MAINE

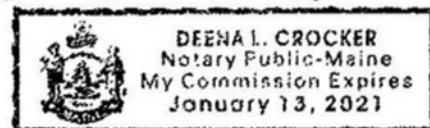
COUNTY OF Penobscot

Nov. 1, 2019

Personally appeared the above named Leslie W. Washburn and Sharon A. Washburn and acknowledged the foregoing instrument to be their free act and deed.

Before me, Deena L. Crocker  
Notary Public/ Attorney at Law  
Deena L. Crocker

Maine Real Estate Transfer Tax Paid  
SUSAN F. BULAY, REGISTER  
PENOBSCOT COUNTY MAINE E-RECORDED





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

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### Right Now You Are A Customer

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

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

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

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

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

### You May Become A Client

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

services required of all licensees listed above:

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

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

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

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

#### WHAT IS A DISCLOSED DUAL AGENT?

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

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

### **Remember!**

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

#### THIS IS NOT A CONTRACT

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

*To Be Completed By Licensee*

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

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

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

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

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To check on the license status of the real estate brokerage company or affiliated licensee go to [www.maine.gov/professionallicensing](http://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*