

LINCOLN HOME

0.28± Acres

26 Hale St
Lincoln, Maine

Country Home



\$220,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!



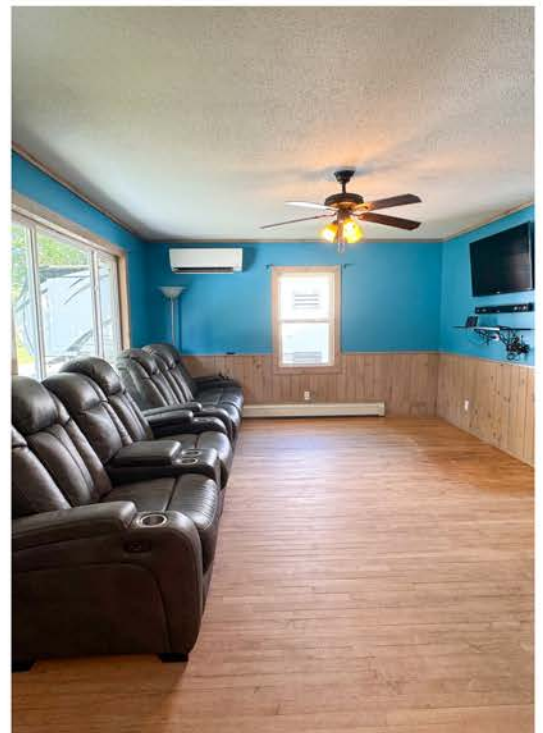


Photography by Mayhem Media

This is 26 Hale Street, an affordable, move-in-ready home offering comfort, recent updates, and the convenience of in-town living without sacrificing a quiet neighborhood setting. Built in 1960 and recently improved, this 4-bedroom, 1-bath property sits on a surveyed 0.28-acre lot with 100 feet of road frontage. Town water and sewer add to the low-maintenance appeal.

Outside, you'll find a spacious two-car garage, great for storage or keeping your vehicles snow-free in the winter. The lot includes mature Gala apple trees and raspberry bushes that offer a bit of seasonal charm. A paved driveway and manageable yard make upkeep simple and stress-free.

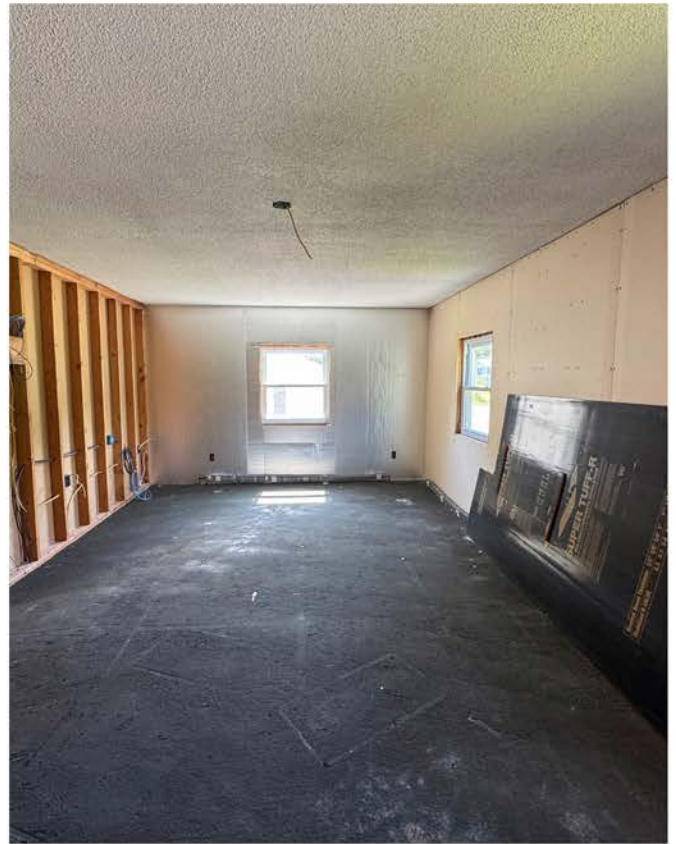
Inside, the home offers ample living space, with fresh paint throughout and brand-new flooring. The basement floor has been redone and is currently under warranty, an added bonus for peace of mind. With the various heating options included, baseboard, heat pump, and wood stove, you have flexibility through all seasons.



One of the biggest draws here in addition to the price, is location. You're just minutes from Lincoln's town center, where you'll find schools, a hospital, medical offices, and shopping like Hannaford and Walmart. Grab a quick bite at Dunkin or Subway, or sit down at local favorites like Foresters, Gilmore's, Wing Wah, and Lincoln House of Pizza. It's a short drive to Prince Thomas Park right in Lincoln, offering a playground, courts, picnic tables, and a sandy beach area. Just a little bit further out, is Morgans Beach. A sandy, clear water swimming spot that's a local gem. Besides that, you have the local golf course, and you've got lakes, trails, and outdoor recreation all around.

As for the town, Lincoln has a small-town feel with a population of around 5,000, but offers more than you'd expect, from summer festivals to ITS trail access and good local infrastructure. Distances wise It's just 40 minutes from the University of Maine in Orono, under an hour to Bangor and the airport, and four hours to Boston.

For the price, location, and amenities, this home is a solid opportunity for anyone looking to settle in a convenient, but quiet part of Maine.



**Lifestyle
Properties
of Maine**





26 HALE ST, LINCOLN

PRICE **\$220,000**

TAXES **\$2,933/2025**

SQFT 1,818 BUILT IN 1960

HOW FAR TO...



Shopping | Lincoln, 3± miles



Hospital | Penobscot Valley, 3± miles



Airport | Bangor, 55± miles



Interstate | Exit #227, 10± miles



City | Bangor, 54± Miles



Boston | 287± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Vicki Peters

ASSOCIATE BROKER | REALTOR®



207.290.2017 cell



207.794.6164 office



vicki@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Vicki's
bio and other
listings



Testimonial:

'When looking for property in Maine we were indeed fortunate to find Vicki Peters at United Country Lifestyle Properties. Before we drove up to Maine we had many questions regarding the area and properties that were available and Vicki answered our questions via email promptly, and with the insight of a person who knows the area well.

We enjoyed meeting Vicki and spending time with her. We were fortunate to find just what we wanted and Vicki was there to answer any questions we had right through closing. We are pleased to recommend her.'

Richard Wainwright



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Lincoln Police

(207) 794-2221
Emergency (911)

Fire

Lincoln Fire Department

(207) 794-8455
Emergency (911)

Town Office

29 Main St

(207) 794-3372
M-F 8-5

Tax Assessor

Ruth Birtz

207-794-3372 Ext 5.

Code Enforcement

Amanda Woodward

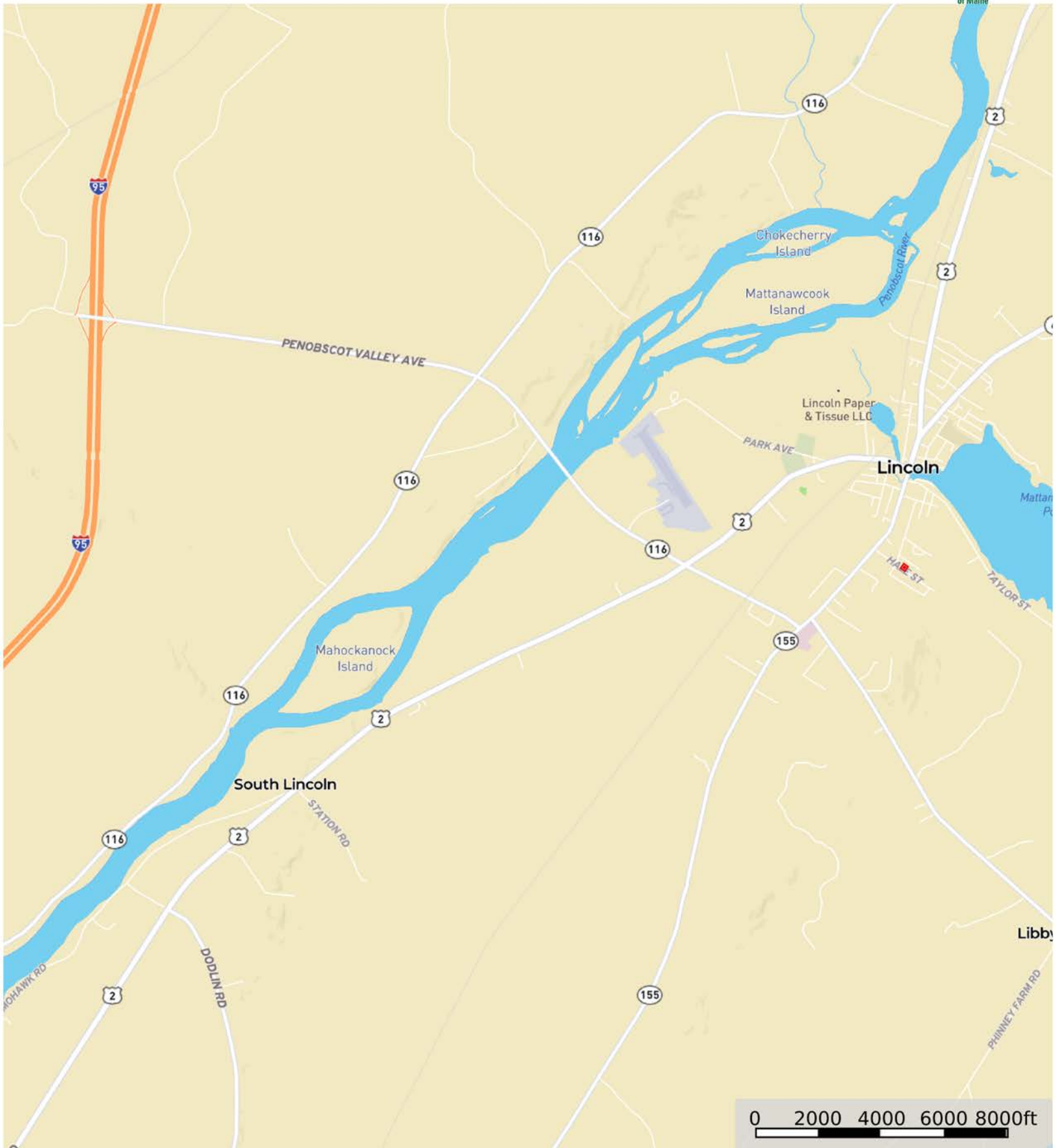
(207) 794-3372



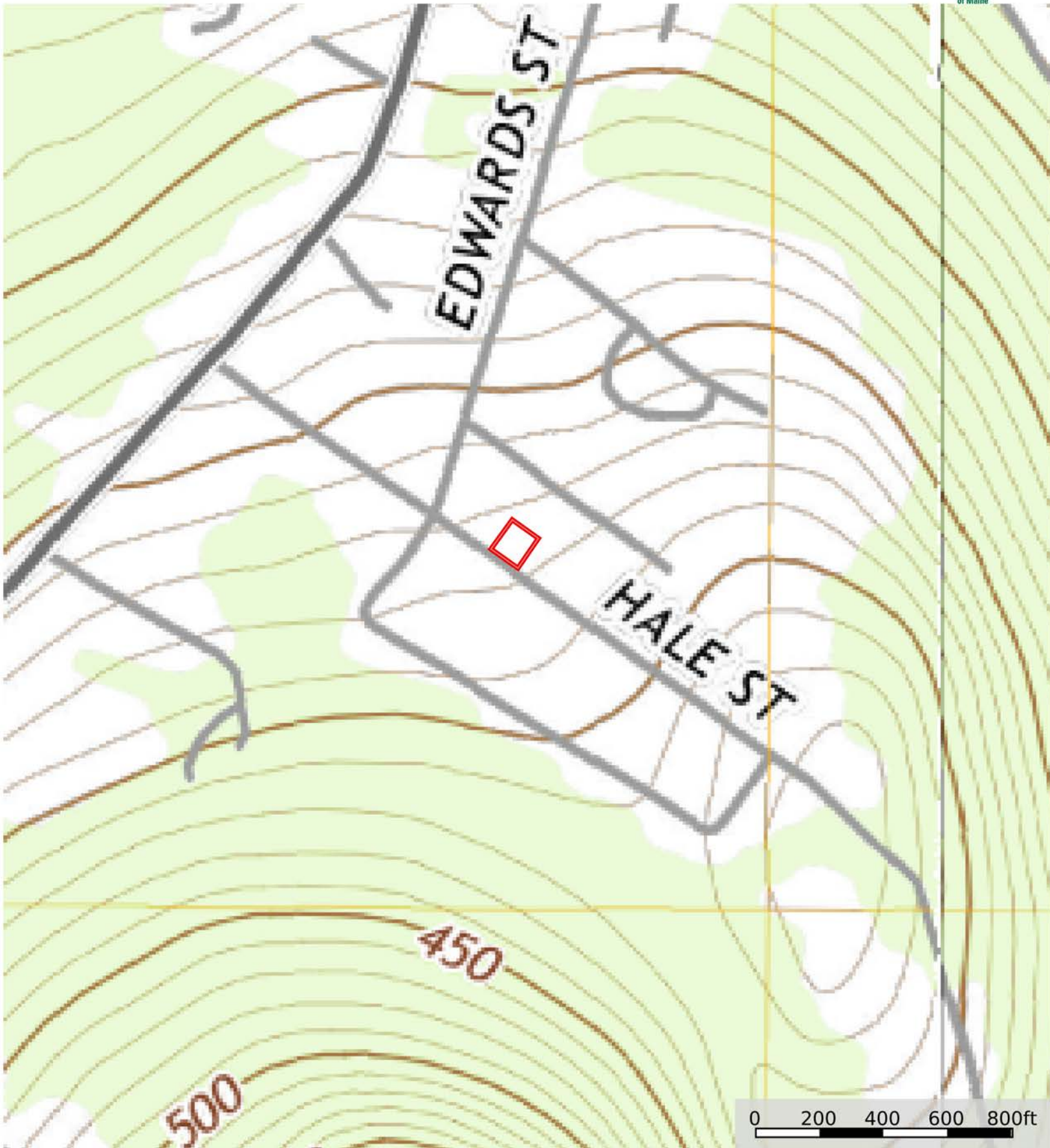
 Boundary

Lincoln - 26 Hale St

Penobscot County, Maine, 0.26 AC +/-



Boundary



 Boundary

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Eric W. Scott, Sara B. Scott

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 26 HALE STREET, Lincoln, ME 04457

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.

Buyer _____ Date _____

Seller Eric W. Scott 7/11/2025
Date _____

Buyer _____ Date _____

Seller Sara B. Scott 7/11/2025
Date _____

Buyer _____ Date _____


Seller _____ Date _____

Buyer _____ Date _____

Seller Vicki Peters 7-11-2025
Date _____

Agent _____ Date _____

Agent Vicki Peters _____
Date _____

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PROPERTY LOCATED AT: 26 HALE STREET, Lincoln, ME 04457

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: _____
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: Public water

Source of Section I information: Seller and public records

Buyer Initials _____ Page 1 of 8 Seller Initials EWS SBS

PROPERTY LOCATED AT: 26 HALE STREET, Lincoln, ME 04457

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: _____ OR Unknown~~

~~Date installed: _____ Date last pumped: _____ Name of pumping company: _____~~

~~Have you experienced any malfunctions? _____ Yes No~~

~~If Yes, give the date and describe the problem: _____~~

~~Date of last servicing of tank: _____ Name of company servicing tank: _____~~

~~Leach Field: _____ Yes No Unknown~~

~~If Yes, Location: _____~~

~~Date of installation of leach field: _____ Installed by: _____~~

~~Date of last servicing of leach field: _____ Company servicing leach field: _____~~

~~Have you experienced any malfunctions? _____ Yes No~~

~~If Yes, give the date and describe the problem and what steps were taken to remedy: _____~~

~~Do you have records of the design indicating the # of bedrooms the system was designed for? Yes No~~

~~If Yes, are they available? Yes No~~

~~Is System located in a Shoreland Zone? Yes No Unknown~~

Comments: Public sewer

Source of Section II information: Seller and public records

Buyer Initials _____

Page 2 of 8

Seller Initials EWS SBS

PROPERTY LOCATED AT: 26 HALE STREET, Lincoln, ME 04457

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	Wood Stove	Heat pump	N/A
Age of system(s) or source(s)	10-15 years old	Unk	2020-2021	N/A
TYPE(S) of Fuel	Oil	Wood	Elec	N/A
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Sellers use heat pump and wood stove	seasonal	Average \$200 a month	N/A
Name of company that services system(s) or source(s)	None	Owner	BJ Crocker	N/A
Date of most recent service call	Unk	Fall 2025	2025	N/A
Malfunctions per system(s) or source(s) within past 2 years	None	None	None	N/A
Other pertinent information	works but no in use	None	None	N/A

- Are there fuel supply lines? Yes No Unknown
- Are any buried? Yes No Unknown
- Are all sleeved? Yes No Unknown
- Chimney(s): Yes No
 - If Yes, are they lined: Yes No Unknown
 - Is more than one heat source vented through one flue? Yes No Unknown
 - Had a chimney fire: Yes No Unknown
 - Has chimney(s) been inspected? Yes No Unknown
 - If Yes, date: 2024 Fall
 - Date chimney(s) last cleaned: 2024 Fall
- Direct/Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
- If Yes, date: N/A

Comments: **Chimney re-topped in 2020**

Source of Section III information: **Sellers**

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 EW SS

PROPERTY LOCATED AT: 26 HALE STREET, Lincoln, ME 04457

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: _____

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: _____

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: _____

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

Comments: _____

Source of information: _____

Buyer Initials _____

Seller Initials EWS SBS

PROPERTY LOCATED AT: 26 HALE STREET, Lincoln, ME 04457

F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... Yes No Unknown Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

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/visual

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: _____

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: N/A

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?~~ _____

~~Road Association Name (if known).~~ _____

Source of information: Seller

Buyer Initials _____

Seller Initials EWS SBS

PROPERTY LOCATED AT: **26 HALE STREET, Lincoln, ME 04457**

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: _____

Source of Section VI information: **FEMA**

Buyer Initials _____

Seller Initials EW SS

PROPERTY LOCATED AT: 26 HALE STREET, Lincoln, ME 04457

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: None

Year Principal Structure Built: 1960 What year did Seller acquire property? 2002

Roof: Year Shingles/Other Installed: 2020-2021

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: TC Hafford poured new floor 3 pumps one battery back up lifetime warranty see additional info

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: _____

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

Comments: None

Source of Section VII information: Seller

Buyer Initials _____

Seller Initials EWS SBS

PROPERTY LOCATED AT: 26 HALE STREET, Lincoln, ME 04457

SECTION VIII - ADDITIONAL INFORMATION

2025 New flooring vinyl plank waterproof

2025 Bathroom remodel

Basement floor Lifetime warranty *EWS*

Bottom sump pumps have a 3-year warranty

~~Battery backup has a one-year warranty~~ *SBS*

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.

Eric W. Scott 07/14/2025
SELLER DATE
Eric W. Scott

Sara B. Scott 07/14/2025
SELLER DATE
Sara B. Scott

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

NOT AN OFFICIAL COPY
WARRANTY DEED (GT02-1015)
NOT AN OFFICIAL COPY

DONALD T. MARIN and JANET L. MARIN, husband and wife, both of Lincoln, County of Penobscot, State of Maine, for consideration paid GRANT to **ERIC W. SCOTT and SARAH B. SHOREY**, both with a mailing address is P.O. Box 218, Springfield, Maine 04487, as joint tenants, WITH WARRANTY COVENANTS, the land in Lincoln, County of Penobscot, State of Maine.

A certain lot or parcel of land, together with buildings thereon, situate on the northerly side of Hale Street in said Lincoln, bounded and described as follows, to wit:

Beginning at a point on the northerly line of said Hale Street three hundred twenty-one and one-tenth (321.1) feet easterly of the southwesterly corner of a lot of land of one Fred Hamm; thence at right angles northerly one hundred twenty (120) feet to a point; thence at right angles easterly one hundred (100) feet to a point; thence at right angles southerly one hundred twenty (120) feet to the northerly line of said Hale Street; thence westerly along the northerly line of said Hale Street one hundred (100) feet to the point of beginning.

Being the same premises as described in the deed from Clayton Bearce and Hilda Bearce to Donald T. Marin and Janet L. Marin dated November 19, 1969 and recorded in Book 2172 Page 738, Penobscot County Registry of Deeds.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

WITNESS our hands and seals this 30 day of September, 2002.

Signed, Sealed and Delivered
In the Presence of

Murley A. Pater

WITNESS TO BOTH

Donald T. Marin
Donald T. Marin

Janet L. Marin
Janet L. Marin

NOT
STATE OF MAINE AN
COUNTY OF PENOBSCOT, ss L
COPY

NOT
AN
September 30, 2002 L
COPY

Then personally appeared before me the above named Donald T. Marin and Janet L. Marin and acknowledged the foregoing instrument to be their free act and deed.

AN
OFFICIAL
COPY

AN
Shirley A. Porter
Notary Public P Y

SHIRLEY A. PORTER
(Print Name) NOTARY PUBLIC - MAINE
MY COMMISSION EXPIRES 09-20-2005

"Maine Real Estate
Transfer Tax Paid"

PENOBSCOT COUNTY, MAINE
Susan F. Bilby
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. 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 and 3 more links

Subscribed



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*