

FIRST FLOOR LIVING

0.17± Acres

**339 Essex St
Bangor, Maine**

New Roof 2025



\$219,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Well cared for New Englander home in a convenient Bangor location. This 3-bedroom, 2-bath home has a bedroom, bathroom, and laundry all on the first floor for those needing single-story living. Close to schools, hospitals, parks, everyday errands, restaurants, major shopping, a thriving downtown, and two of the best entertainment venues in Maine. Built in 1900, this three-bedroom, two-bath home offers about 1,040 square feet of finished space and a new roof completed in January 2025. A mix of hardwood, laminate, and tile flooring keeps things beautiful and simple to live with, while a first-floor laundry adds convenience.

The main level has a great functional flow, unlike some other homes built in a similar time period. The mud room with tiled flooring is set up with a washer and dryer hookup. Off the mudroom is the first-floor bath and direct access to the bright and sunny eat-in kitchen, also with tiled floors. Off the kitchen is a spacious living room with hardwood floors and a built-in hutch. There's also a first-floor bedroom with hardwood floors. Upstairs, you'll find two additional bedrooms and a second full bath. The heating system is an oil-fired hot-air system, with a newer oil tank installed about two years ago. Outside, an 8×20 deck gives you a spot to unwind, and the attached two-story shed (about 15×21) handles the storage you need for Maine seasons. There's also a walk-up attic space above the kitchen, roughly 15×20, if you've been looking for a future bonus area to finish.



Being in Bangor means your day-to-day is always going to be easy here. The greater Bangor area is the service hub for much of eastern and northern Maine, so you get big-box shopping along the Stillwater, Hogan, and Broadway corridors, quick access to I-95 for regional trips, and two major hospitals in town, Northern Light Eastern Maine Medical Center and St. Joseph Hospital. For college options beyond UMaine in Orono, Bangor has Husson University, Eastern Maine Community College, and the University of Maine at Augusta's Bangor campus, which offers healthcare, tech, and professional programs close to home.

When you want events and entertainment, two major venues sit just minutes away. The Maine Savings Amphitheater on the waterfront brings national tours through the summer and early fall, and the Cross Insurance Center hosts touring shows, sports, expos, and seasonal events throughout the year. Family time stays simple as well with Bangor City Forest and its miles of wooded trails, and the connected Orono Bog Boardwalk. This location gives you a bit of everything, every amenity you could want and then some, a historic downtown, venues, and quick access to nature. If you've been looking for a place to call home in a prime location with everything you need and more, don't hesitate on this one.



Lifestyle Properties of Maine



(800) 286-6164



339 ESSEX ST, BANGOR

PRICE	\$219,900		
TAXES	\$3,590/2026		
SQFT	1,040	BUILT IN	1900

HOW FAR TO...



Shopping | Broadway Shopping Center, 1.2± miles



Hospital | St. Josephs, 0.5± miles



Airport | Bangor, 4± miles



Interstate | Exit #185, 0.5± miles



City | Downtown Bangor, 1± Miles



Boston | 240± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Peter McPhail

Broker / Owner | ALC | GRI | REALTOR®



207.794.4338 cell



207.794.6164 office



peter@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Peter's
bio and other
listings



Testimonial:

'We were blessed to meet Peter McPhail and the team from United Country Lifestyle Properties of Maine as we searched for professionals to sell our family home. From the start, Peter's extensive market knowledge and deft touch inspired confidence as we navigated the real estate arena. Always well-prepared and passionate about his client's needs, he demystified the process and patiently guided us in formulating a strategic plan tailored to our situation, resulting in a "made to order" home sale experience.

It's my absolute pleasure to recommend Peter McPhail and the United Country Lifestyle Properties of Maine team of experts for those looking for results in the Maine realty market.

Stephen Grant



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@lifestyleproperties



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MUNICIPAL CONTACTS

Police

Bangor Police Dept.
207-947-7382
911

Fire

Bangor Fire Dept.
207-992-4700
911

Town Office

73 Harlow St
207-992-4200
Mon-Fri 8 am - 4:15 pm

Tax Assessor

Phil Drew
207-992-4209

Code Enforcement

John Robertson
207-992-4203

ESSEX
ST

339 Essex St



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN John Porter, Martha Porter (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 339 Essex Street, Bangor, ME 04401

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 _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent _____ Date _____

John Porter _____ 10/23/25
Seller **John Porter** Date
 Martha Porter _____ 10/23/25
Seller **Martha Porter** Date

Seller _____ Date

Agent Peter McPhail _____ 10/23/25
Agent **Peter McPhail** Date



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REALTORS®
Peter McPhail

United Country Lifestyle Properties of Maine, 113 W. Broadway Lincoln ME 04457

207.794.6164

207.794.6666



John & Martha

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: n/a
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: none

Source of Section I information: seller

Buyer Initials _____ Page 1 of 8 Seller Initials JP MP

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: line was plugged from roots, cleaned line in 2023.

Have you experienced any problems such as line or other malfunctions? Yes No

What steps were taken to remedy the problem? see above.

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: none

Source of Section II information: seller

Buyer Initials _____

Seller Initials JP MP

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	FHA oil			
Age of system(s) or source(s)	unknown			
TYPE(S) of Fuel	oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	unknown tenants paid			
Name of company that services system(s) or source(s)	none currently			
Date of most recent service call	3± years			
Malfunctions per system(s) or source(s) within past 2 years	none			
Other pertinent information	none			

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

Comments: none

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 JP MP

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: seller is not aware of any.

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: _____

E. METHAMPHETAMINE - Current or previously existing:

Comments: none Yes No Unknown

Source of information: seller

Buyer Initials _____

Seller Initials JP MP

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

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

If Yes, describe location and basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: Yes No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? Yes No

Comments: none

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: _____

Source of information: seller

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): n/a

Source of information: seller

Buyer Initials _____

Seller Initials JP MP

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: Sydney

Buyer Initials _____ Page 6 of 8 Seller Initials JP

SECTION VII - GENERAL INFORMATION

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

If Yes, explain: _____

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

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

If Yes, explain: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: none

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

Roof: Year Shingles/Other Installed: January 2025

Water, moisture or leakage: none

Comments: none

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

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

Prior water, moisture or leakage? Yes No Unknown

Comments: seller used as a rental, not aware of any.

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

If Yes, are test results available? Yes No

Comments: none

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: none

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: none

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 _____ Page 7 of 8 Seller Initials [Signature]

SECTION VIII - ADDITIONAL INFORMATION

None.

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 Porter 10/23/25
SELLER DATE
John Porter

Martha Porter 10/23/25
SELLER DATE
Martha Porter

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

6037 PG039
AN
OFFICIAL
COPY

002046
NOT
AN
WARRANTY DEED

NOT
AN

RALPH J. SHANNON, of Calais, County of Washington, State of Maine, I A L

CHRISTINA M. HASENFUS, of Bath, County of Sagadahoc, State of Maine, COPY

STANLEY E. SHANNON, JR., of Woodbridge, County of Prince, State of Virginia,

and MICHAEL A. SHANNON, of Woodbridge, County of Prince, State of Virginia,

FOR CONSIDERATION PAID, grant to JOHN R. PORTER and MARTHA E.

PORTER, husband and wife, both of Veazie, County of Penobscot, and State of Maine,

as JOINT TENANTS, with WARRANTY COVENANTS, a certain lot or parcel of

land, together with any buildings situate thereon, in Bangor, County of Penobscot, and

State of Maine, bounded and described as follows, viz

A certain lot or parcel of land with the buildings thereon situate in Bangor, County of Penobscot, State of Maine, on the easterly side of Essex Street, and described as follows, viz: Beginning at a point on the easterly line of said street, thence running easterly on a line at right angles with said easterly line of said street and four feet northerly from the northwesterly corner of the dwelling house built by Patrick Carroll on the lot hereby conveyed, one hundred and two feet to the easterly line of a lot of land conveyed to said Patrick Carroll by J. S. Wheelwright by deed recorded in Volume 222, Page 74; thence southerly on a line parallel with said easterly line of said street to the southeasterly corner of Lot No. 45 on plan recorded in Plan Book 1, Pages 19 and 20; thence westerly on the southerly line of said lot one hundred and two feet more or less to said street; thence northerly on said street to point begun at.

Being a portion of the premises conveyed by Ralph J. Shannon in his capacity as Personal Representative of the Estate of Stanley E. Shannon, Sr. to the Grantors herein dated June 10, 1994 and recorded in the Penobscot County Registry of Deeds in Volume 5659, Page 284.

NOT
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY

WITNESS our hands and seals this 7th day of December 1995.

WITNESS: AN AN
OFFICIAL OFFICIAL
Russell Redding P Y Ralph J. Shannon P Y
RALPH J. SHANNON

Wesley M. Merriam
Ruby M. Casey
Ruby M. Casey

Christina M. Hasenfus
CHRISTINA M. HASENFUS
Stanley E. Shannon, Jr.
STANLEY E. SHANNON, JR.
Michael A. Shannon
MICHAEL A. SHANNON

STATE OF MAINE

Washington, ss.

December 11, 1995

Then personally appeared the above-named RALPH J. SHANNON and acknowledged the foregoing instrument to be his free act and deed.



Before me,

Carol A. Stone
NOTARY PUBLIC Carol A. Stone

CAROL A. STONE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES OCTOBER 20, 2000

Print Name: Ralph J. Shannon

NOT AN OFFICIAL COPY STATE OF MAINE
NOT AN OFFICIAL COPY

Sagadahoc, ss.

12-7, 1995

Then personally appeared the above-named CHRISTINA M. HASENEUS and acknowledged the foregoing instrument to be her free act and deed.

NOT AN OFFICIAL COPY Before me, DEANNE MORONG NOTARY PUBLIC, MAINE

Deanne Morong
NOTARY PUBLIC Deanne Morong

Print Name: CHRISTINA M. HASENEUS



STATE OF VIRGINIA

Prince, ss.

Dec 7, 1995

Then personally appeared the above-named STANLEY E. SHANNON, JR. and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Evelyn M. Casey
NOTARY PUBLIC My Commission Expires September 30, 1998
Evelyn M. Casey

Print Name: STANLEY E. SHANNON, JR.



STATE OF VIRGINIA

Prince, ss.

December 7, 1995

Then personally appeared the above-named MICHAEL A. SHANNON, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Evelyn M. Casey
NOTARY PUBLIC My Commission Expires September 30, 1998
Evelyn M. Casey

Print Name: Michael A. Shannon



PENOBSCOT, ss RECEIVED

d/winword/deed/shanon

1996 JAN 22 P 4: 14

"Maine Real Estate Transfer Tax Paid"

Susan F. Bulay
REGISTER CURTIS & GRIFFIN
P.O. Box 400
Orono, Maine 04473



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*