

MOUNTAIN VIEW CHALET

MOUNTAIN | LOG HOME | COUNTRY HOME

193± Acres

203 East Shore Road
Embden, ME

Stunning Views



\$1,000,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Set at the end of a .60-mile private driveway with underground power, this home sits at approximately 900' of elevation on 192 acres, overlooking a landscape that feels almost endless. On a clear day, the views stretch close to 100 miles, with mountains and lakes unfolding in nearly every direction. The sense of height, space, and quiet is immediate — and rare.

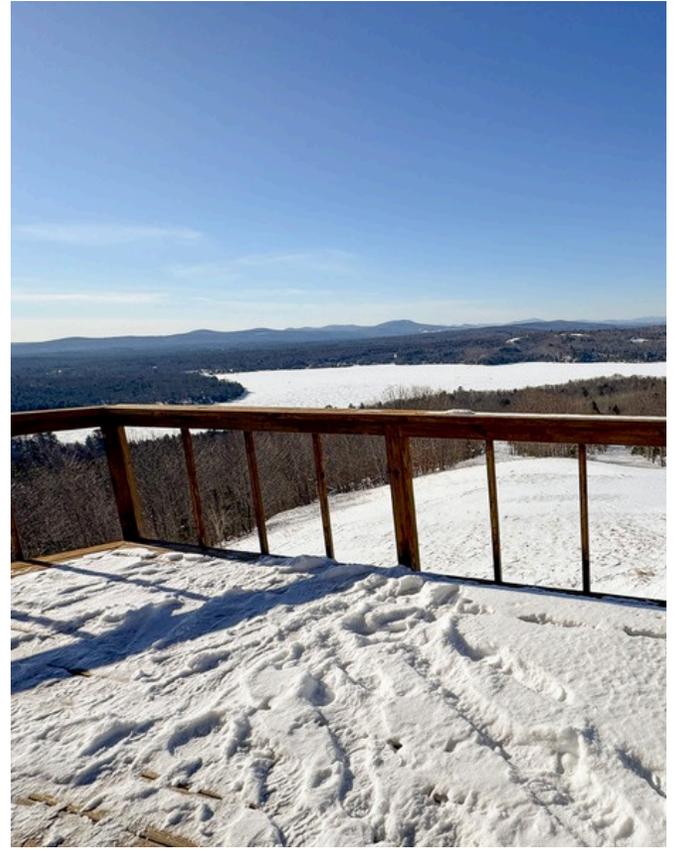
The home is positioned to take full advantage of its surroundings, with long-range views visible from multiple rooms and three sides of the house. Inside, the space is comfortable and efficient, featuring a renovated kitchen, open living area, pellet stove, heat pumps on both levels, propane wall heaters, and an EVR air exchange system.

The layout includes one bedroom plus a loft, 1.5 bathrooms, and a full insulated basement with a one-car garage. The basement offers clear potential to be converted into additional bedrooms or other livable space, providing flexibility without altering the footprint of the home. The primary bathroom features heated tile floors, a soaking tub, double vanity, and stand-up shower.



Outside, the infrastructure is already in place with two drilled wells, a septic system, and a 20x40 garage pad, allowing for future expansion while preserving the elevation, privacy, and views.

This is a property where pictures, videos, and words fall short. The scale of the land, the distance of the horizon, and the feeling of standing there simply can't be captured — it has to be seen in person.



**Lifestyle
Properties
of Maine**

COME SEE IT Don't miss the chance to own a piece of Embden, Maine—call for more information or to schedule a showing.





203 EAST SHORE RD, EMBDEN

PRICE **\$1,000,000**

TAXES **\$3900/2025**

1080± SQFT **BUILT IN** 2000

HOW FAR TO...



Shopping | N Anson, 5.3± miles



Hospital | Reddington Fairview, Skowhegan 18± miles



Airport | BGR, 69± miles



Interstate | Exit 139, 32± miles



City | Augusta, 52± Miles



Boston | 211± miles 3.5h±



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Spencer Wood

ASSOCIATE BROKER | REALTOR®



603.568.2475 cell



207.794.6164 office



spencer@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Spencer's bio and
other listings



Testimonial:

'My husband and I would like to thank Spencer for helping us sell our property in Addison. He was so helpful guiding us through the whole process from listing, to negotiating, to closing. Spencer would always return my phone calls or text promptly. If we ever need a realtor again we would want to have Spencer and would highly recommend him to others.'

Ann Fernald



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme



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

Somerset County Sherriff
(207) 474-9591

Fire

North Anson Fire Dept
(207) 696-4930

Town Office

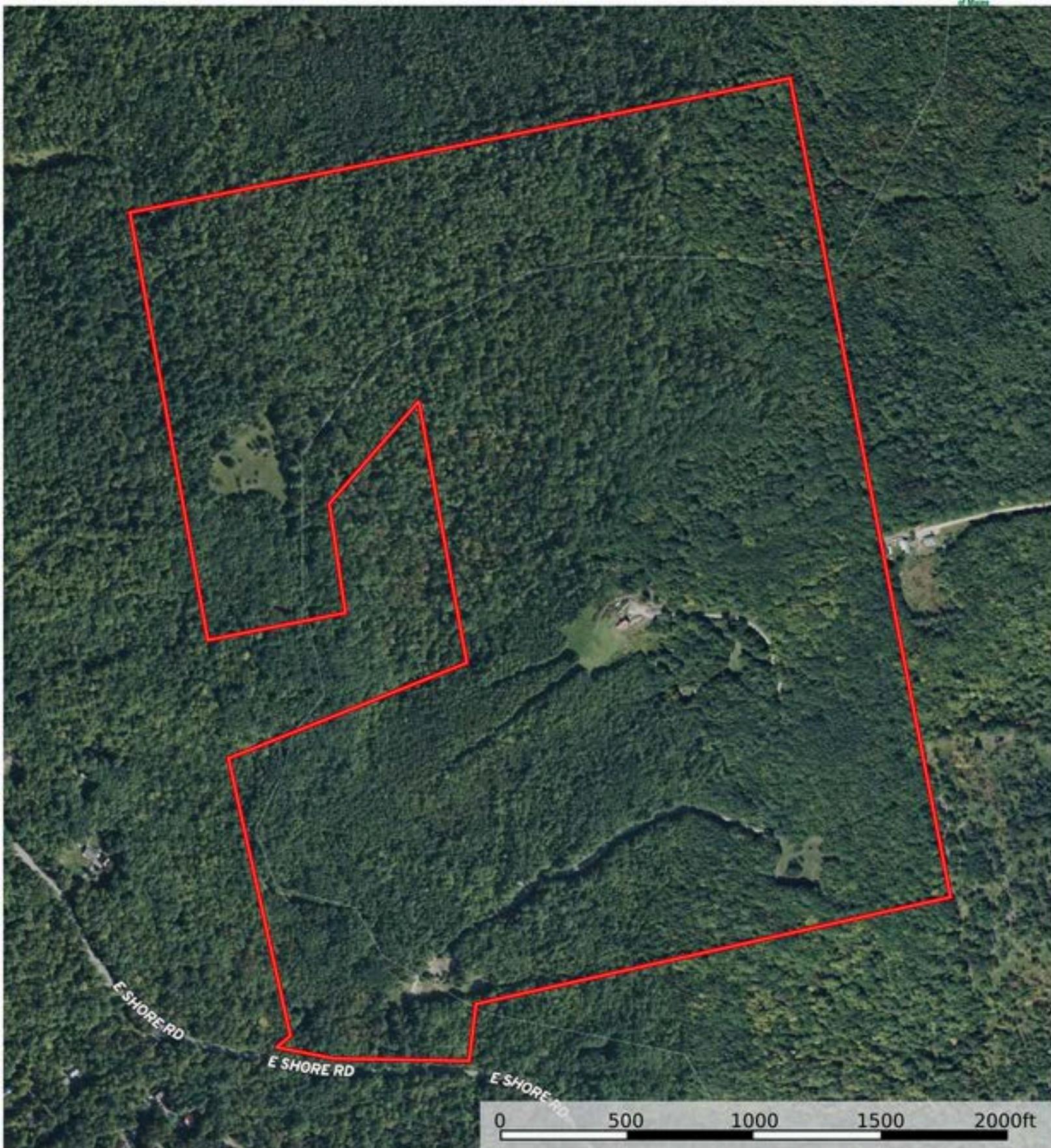
809 Embden Pond Rd
(207) 566-5551,
Hours: M, T, W, F 9-4pm, Th 1-6pm

Tax Assessor

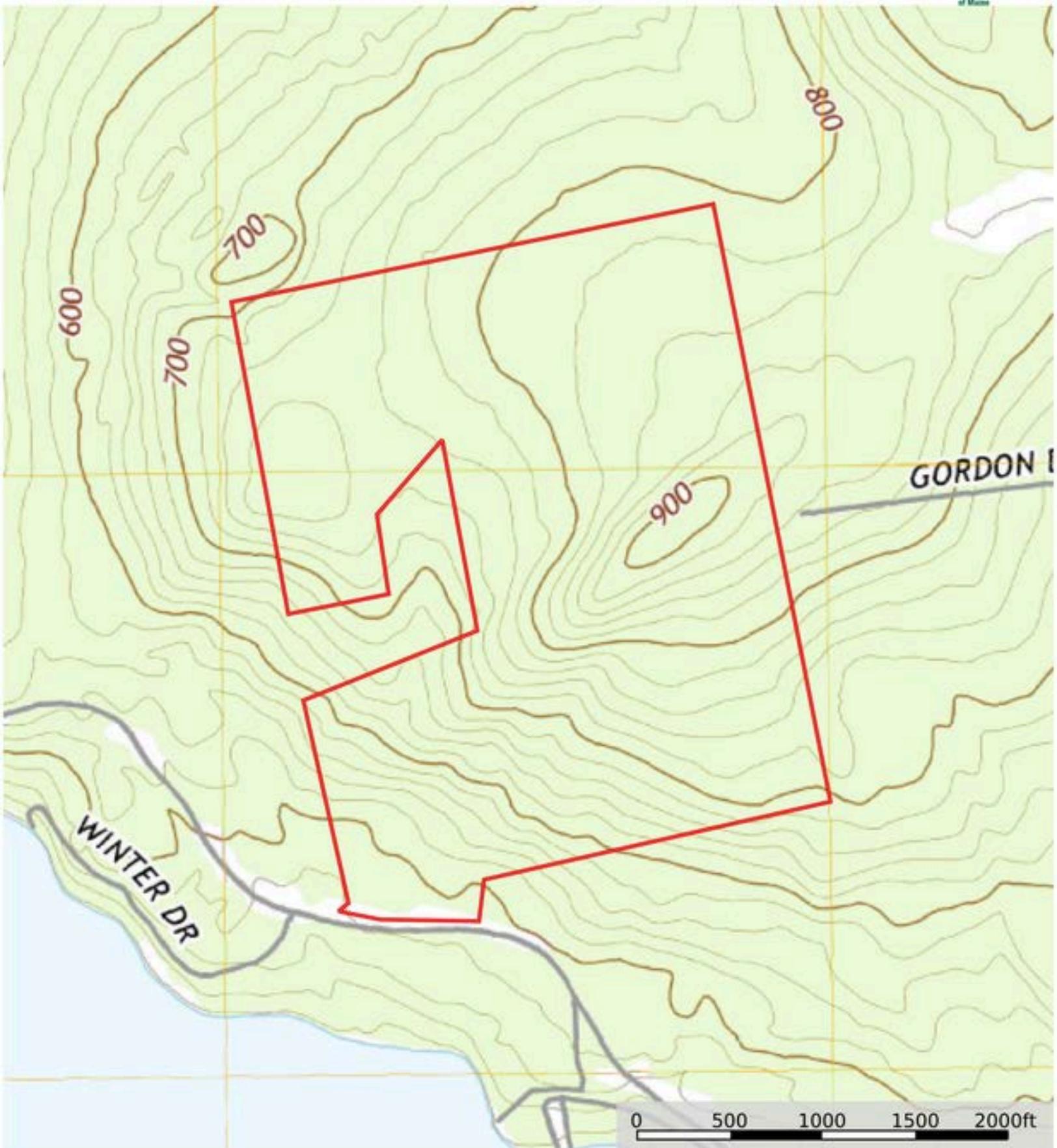
Shirley Bartlett
(207) 318-8250
sbartlett213@yahoo.com

Code Enforcement

Terriann Lamontagne
(207) 566-5551 Ext 4
embden-ceo@embden.org
Th 1-4PM in office



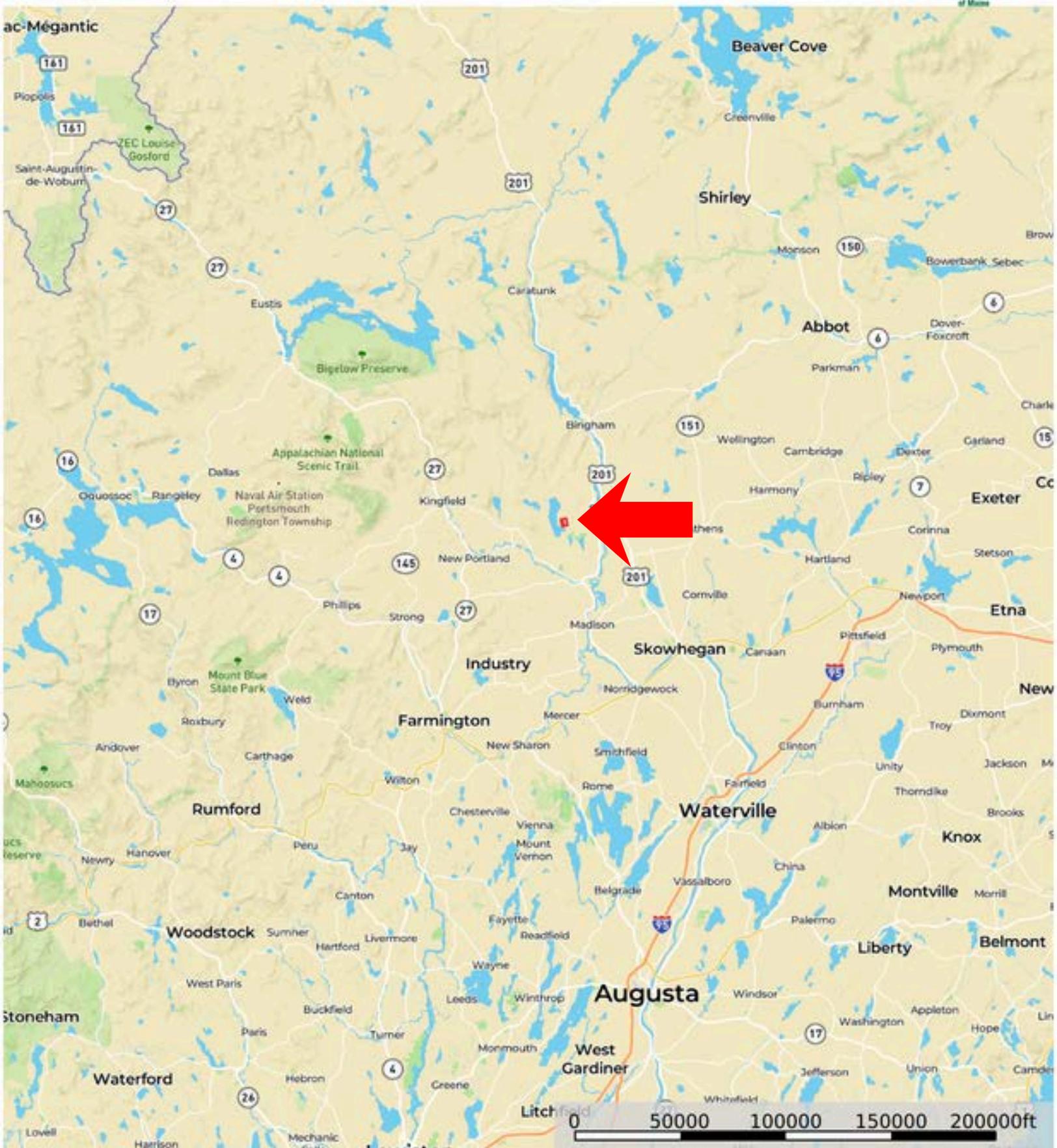
Boundary



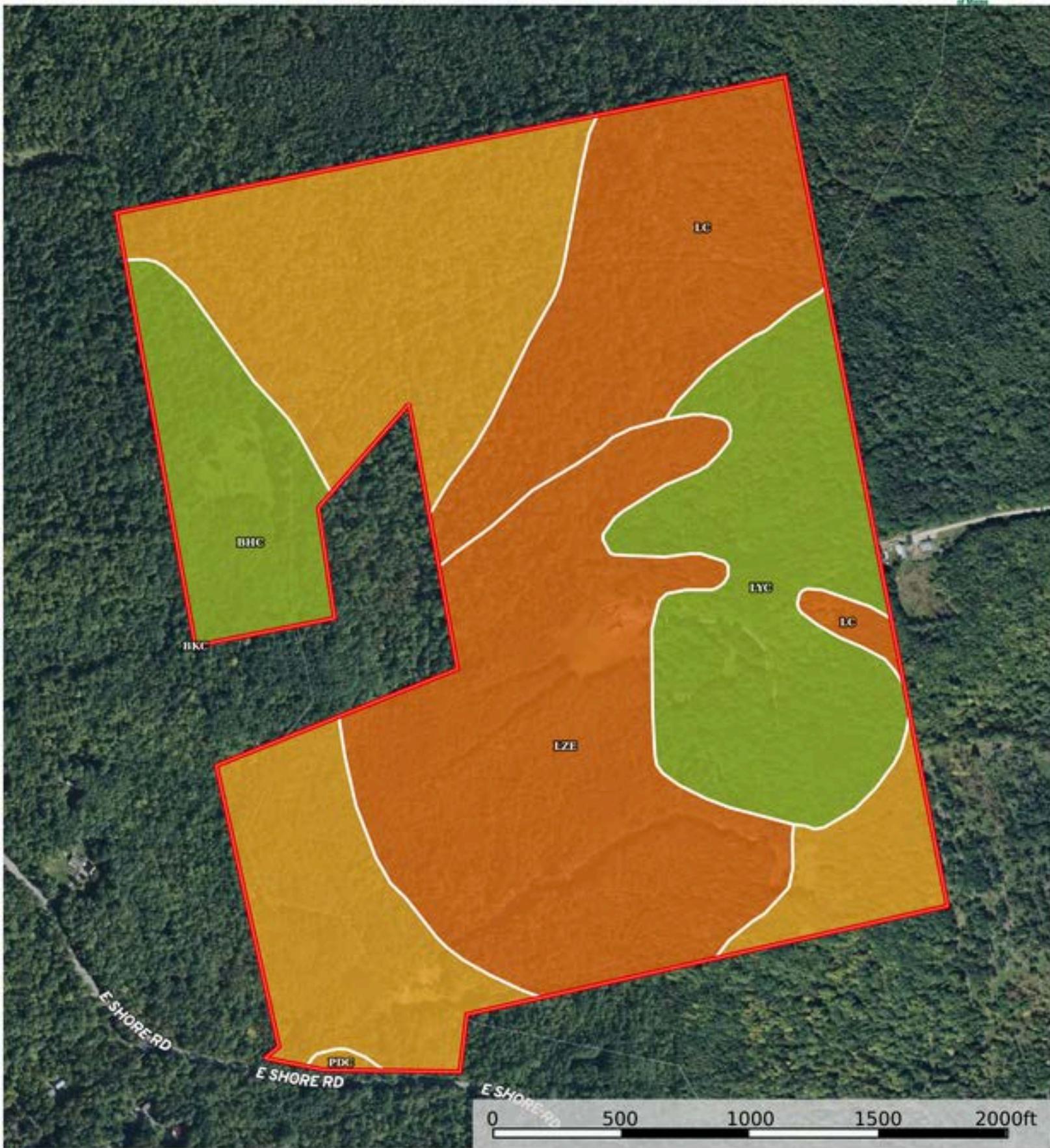
Boundary

Embden 203 East Shore Rd

Maine, AC +/-



Boundary



 Boundary

 Boundary 191.86 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BkC	Berkshire fine sandy loam, 8 to 20 percent slopes, very stony	61.11	31.85	0	41	6s
LzE	Lyman loam, 15 to 45 percent slopes, very rocky	50.7	26.43	0	5	7s
LyC	Lyman loam, 8 to 15 percent slopes, rocky	33.04	17.22	0	25	3e
Lc	Leicester very stony loam	30.91	16.11	0	41	7s
BhC	Berkshire fine sandy loam, 8 to 15 percent slopes	15.72	8.19	0	53	3e
PdC	Peru fine sandy loam, 8 to 15 percent slopes, very stony	0.38	0.2	0	34	6s
TOTALS		191.86(*)	100%	-	29.7	5.66

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

PROPERTY LOCATED AT: 203 East Shore Rd, Embden,

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: 2021 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? high magnesium and iron, R/O system and water softener installed

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: to the right of the driveway. Two wells drilled, one hooked into the home
 Installed by: Affordable Well Drilling
 Date of Installation: fall of 2021

USE: Number of persons currently using system: 0
 Does system supply water for more than one household? Yes No Unknown

Comments: wiring came loose on well pump, repaired by company under extended warranty

Source of Section I information: Seller
 Buyer Initials _____ Page 1 of 8 Seller Initials AFS

PROPERTY LOCATED AT: 203 East Shore Rd, Embden,

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: _____
 Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: Plastic

Location: Front lawn, in front of deck OR Unknown

Date installed: 2000 Date last pumped: 2020 Name of pumping company: Foss Enterprises

Have you experienced any malfunctions? Yes No

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

Date of last servicing of tank: n/a Name of company servicing tank: n/a

Leach Field: Yes No Unknown

If Yes, Location: Front lawn, in front of deck

Date of installation of leach field: 2000 Installed by: D Coady and Son

Date of last servicing of leach field: n/a Company servicing leach field: n/a

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: Per previous disclosure, septic was designed for 2 bedrooms, can be easily expanded

Source of Section II information: Seller, previous disclosure

Buyer Initials _____

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Seller Initials ATS

PROPERTY LOCATED AT: 203 East Shore Rd, Embden,

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	Harmon pellet stove	Wood Stove, basement	2 Propane Monitor heaters	Heat Pumps
Age of system(s) or source(s)	2021	25 years old	20-25 yrs old	2023
TYPE(S) of Fuel	Pellets	wood	propane	electricity
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	1 pallet	varies upon use	varies upon use	varies upon use
Name of company that services system(s) or source(s)	seller, yearly	seller	seller	seller
Date of most recent service call	12/31/2024	not used recently	not used recently	2025
Malfunctions per system(s) or source(s) within past 2 years	none	none	none	minor crack in the line,
Other pertinent information				line was replaced

- 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: 2021
- Date chimney(s) last cleaned: 2021
- Direct and/or Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
- If Yes, date: _____

Comments: _____

Source of Section III information: Seller

SECTION IV - HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

- A. UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? Yes No Unknown
- If Yes, are tanks in current use? Yes No Unknown
- If no longer in use, how long have they been out of service? _____
- If tanks are no longer in use, have tanks been abandoned according to DEP? Yes No Unknown
- Are tanks registered with DEP? Yes No Unknown
- Age of tank(s): _____ Size of tank(s): _____

Location: _____

Buyer Initials _____ Page 3 of 8 Seller Initials AFS

PROPERTY LOCATED AT: 203 East Shore Rd, Embden,

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

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

Comments: Seller has no knowledge of underground storage tanks

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 has no knowledge of asbestos

Source of information: Seller

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: 2021 By: building inspection when purchased

Results: slightly high

If applicable, what remedial steps were taken? ERV system and alarms installed

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No

Results/Comments: alarms have never gone off

Source of information: Seller

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: 2021 By: building inspector tested water when purchased

Results: no radon found in water

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: Seller has no knowledge of methamphetamine

Source of information: Seller

Buyer Initials _____

Seller Initials AFS

PROPERTY LOCATED AT: 203 East Shore Rd, Embden,

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: Seller has no knowledge of toxic materials

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? owner maintained

Road Association Name (if known): _____

Source of information: Seller

Buyer Initials _____

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Seller Initials AFS

PROPERTY LOCATED AT: 203 East Shore Rd, Embden,

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: 230359B Year: 1985 (Attach a copy)

Comments: no digital data available

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

Buyer Initials _____ Page 6 of 8 Seller Initials AFS

PROPERTY LOCATED AT: 203 East Shore Rd, Embden,

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

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... 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: 2000 What year did Seller acquire property? 2021

Roof: Year Shingles/Other Installed: 2021

Water, moisture or leakage: prior to metal roof being installed

Comments: Standing seam metal roof added in 2021

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

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

Prior water, moisture or leakage? Yes No Unknown

Comments: _____

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

If Yes, are test results available? Yes No

Comments: No mold found

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: _____

Buyer Initials _____

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Seller Initials AFS

PROPERTY LOCATED AT: 203 East Shore Rd, Embden,

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

Comments: _____

Source of Section VII information: Seller

SECTION VIII - ADDITIONAL INFORMATION

ice dispenser in refrigerator does not work

previous leak in roof caused stain on the ceiling in the living room

Home is wired for a generator

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.

<u>Alex F. Sherman</u>	<u>12/17/2025</u>	_____	_____
SELLER	DATE	SELLER	DATE
Alex F. Sherman			

_____	_____	_____	_____
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



TRANSFER TAX PAID

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT, We, **DAVID T. COADY AND SUSANNA P. COADY**, both of Greene, County of Androscoggin and State of Maine, whose mailing address is 454 Sawyer Road, Greene, Maine 04236

In consideration of One Dollar and Other Valuable Considerations

Paid by **ALEX F. SHERMAN** of Damariscotta, County of Lincoln and State of Maine, whose mailing address is 82 West View Road, Damariscotta, Maine 04543

The receipt whereof is hereby acknowledged, We do hereby give, grant, bargain, sell and convey, with warranty covenants, unto the said **ALEX F. SHERMAN**, his heirs and assigns forever,

Parcel One: Certain lots or parcels of land located in **Embden**, Somerset County, State of Maine, situated northerly of the East Shore Road, so-called, and being more particularly bounded and described as follows, to wit:

Parcel One: Bounded on the north by land supposed to be now or formerly owned by Mrs. John Mullin; on the east by land now or formerly owned by Louise Lessard and Frank H. Holley; on the south by land now or formerly of Harriett Scott and Jamaica Point Camps Company; and on the west by land of the Jamaica Point Camps Company; and known as the Seth Ayer Farm, containing ninety (90) acres, more or less.

Parcel Two: Commencing at a point marked by a 1/2" inch iron rebar with cap number 1182 set in the ground at the southwesterly corner of **Parcel One** above; thence S 84 degrees 31'54" E, along the southerly line of **Parcel One** above, a distance of 727.37' feet to a point marked by a 5/8" inch iron rebar with cap number 959 set in the ground; thence S 17 degrees 19'11" W, a distance of 255.79' feet to another point marked by 5/8" inch iron rebar with cap number 959 set in the ground in the northerly sideline of said East Shore Road; thence N 72 degrees 40'49" W, along the northerly sideline of said East Shore Road, a distance of 195.78 feet to a point marked by a 5/8" inch iron rebar with cap number 959 set in the ground; thence N 62 degrees 07'44" E, a distance of 88.67' feet to the point of beginning, containing 2.97 acres.

Parcels One and Two are all and the same premises conveyed by Thomas R. Dillon to David T. Coady and Susanna P. Coady as described in a warranty deed dated November 15, 1996 and recorded in the Somerset County Registry of Deeds in Book 2259, Page 310.

Parcel Three: The land in Embden, County of Somerset and State of Maine, to wit:

On the north by land now or formerly of Sidney Dunbar; on the East by land now or formerly of Sidney Dunbar; on the South by land now or formerly of Carroll C. Coswell; on the West by land now or formerly of Columbus Marshall and land now or formerly of Joel Mullen.

Excepting, however, those premises conveyed to Linda M. Cameron and Everett L. Cameron by the warranty deed of Winnifred M. Lemelin, dated May 1, 1985, and recorded in the Somerset County Registry of Deeds in Book 1191, Page 97.

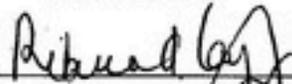
Also excepting, however, that burial ground described in the agreement by Winnifred Lemelin, dated November 13, 1985, and recorded in the Somerset County Registry of Deeds in Book 1227, Page 75.

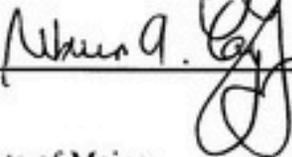
Parcel Three is all and the same premises conveyed by Patrick E. Hunt, Esq., as Personal Representative for the Estate of Winifred Lemelin, to David T. Coady and Susanna P. Coady as described in a Deed of Sale by Personal Representative dated February 6, 2004 and recorded in the Somerset County Registry of Deeds in Book 3283, Page 319.

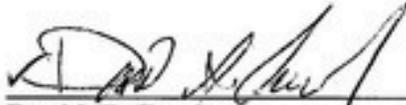
Reference is made to a pole line easement from Terry L. Bishop, David T. Coady and Susanna P. Coady to Central Maine Power Company dated November 15, 2021 and to be recorded simultaneously herewith.

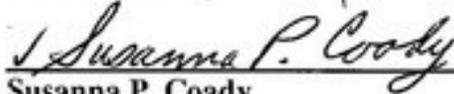
WITNESS my hand and seal this ^{10th} day of December, 2021.

Signed, Sealed and Delivered
In Presence of







David T. Coady


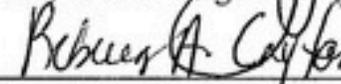
Susanna P. Coady

State of Maine
Somerset, ss

December 10th, 2021

Personally appeared the above named **David T. Coady and Susanna P. Coady** and acknowledged the foregoing instrument to be **their** free acts and deeds.



Attorney at Law - Signature


Attorney at Law - Printed



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. Inactive licensees may not practice real estate brokerage.



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“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