

# OFF-GRID RETREAT

HUNTING | RECREATIONAL | FISHING

11.18± acres

101 Thompson Road  
Harmony, Maine

1,200± feet of water  
frontage



**\$179,000**

[WWW.LIFESTYLEPROPERTIESOFMAINE.COM](http://WWW.LIFESTYLEPROPERTIESOFMAINE.COM)



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Scan to view the full property details and video!





*Photography by Mayhem Media*

If you're searching for a Maine cabin for sale with land and water frontage, 101 Thompson Road in Harmony, Maine offers a rare opportunity to enjoy an off-grid lifestyle feel while still being connected to modern utilities. This brook-front cabin is set on 11.18± acres of mixed woodland with approximately 1,200 feet of frontage on Grant Brook, a small trout stream and part of the headwaters of the Sebasticook River. The setting delivers privacy in a wilderness setting with year-round recreational potential in a central Maine location.

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**CABIN** At the heart of the property is a 2010-built, 20 x 26 one-and-a-half-story cabin offering approximately 832 square feet of living space, plus an 8 x 26 covered porch overlooking Grant Brook. Inside, the open kitchen and living area are designed to capture the sights and sounds of the water, creating a relaxing space to unwind after a day outdoors. A large loft provides sleeping space, while a full bathroom, wood stove heat, grid power, drilled well, and septic system deliver comfort and reliability without sacrificing the cabin-in-the-woods atmosphere.

**LOCATION** Location is a key advantage of this Harmony, Maine property. Harmony is a small rural town with a population of approximately 825, incorporated in 1808, and known for its agricultural and logging heritage. Despite the peaceful setting, daily necessities are close at hand, with a gas station, general store, town office, and fire department less than six miles away. Skowhegan, the county seat of Somerset County and home to the nearest hospital, is about 35 minutes away, while Bangor and Bangor International Airport are just over an hour's drive. Boston is reachable in approximately 3 hours and 40 minutes.



**Lifestyle  
Properties  
of Maine**



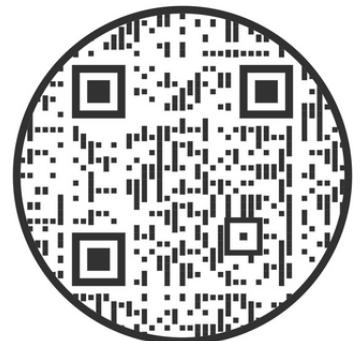


Outdoor recreation is abundant in every direction. The public boat landing on Great Moose Lake, a scenic 3,584-acre lake, is nearby and offers boating, swimming, and fishing for salmon, smallmouth bass, white perch, chain pickerel, and cusk. Moosehead Lake, Maine's largest cold-water lake at over 75,000 acres, is approximately an hour away. The Appalachian Trail in Monson, including the start of the famed 100-Mile Wilderness, is just 29 miles from the property.



TAKE ACTION NOW Call today whether you're looking for a Maine recreational property, a seasonal cabin, or a quiet year-round retreat, this brook-front cabin in Harmony delivers

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Scan to subscribe  
to our monthly  
newsletter





# 101 THOMPSON RD, HARMONY

PRICE **\$179,000**

TAXES \$1,180/2025

11.18± ACRES BUILT IN 2010

832± SQFT

## HOW FAR TO...



Shopping | Skowhegan, 6± miles



Hospital | Bangor, 35± miles



Airport | BGR, 51± miles



Interstate | Exit 157, 20± miles



City | Bangor, 50± Miles



Boston | 216± miles 3.5 h



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



# Phil McPhail

Designated Broker/Owner | ALC | REALTOR®



207.290.0372 cell



207.794.6164 office



phil2@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Phil's  
bio and other  
listings



## Testimonial:

'I just want to say the McPhail team had my property sold in 4 days and I received over asking price. Their knowledge and professional process makes it breeze to be a client. They walk you through all processes and make sure you understand everything before you leave the office. I highly recommend thier services and will use them in the future.'

**Keith Lilly**



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# MUNICIPAL CONTACTS

## **Police**

County Sheriff  
(207) 474-9861

## **Fire**

Harmony FD  
911

## **Town Office**

1 Maine St, Harmony  
(207) 683 -5681  
Monday and Thursday 8am to 2pm  
Tuesday and Friday 2pm to 6pm

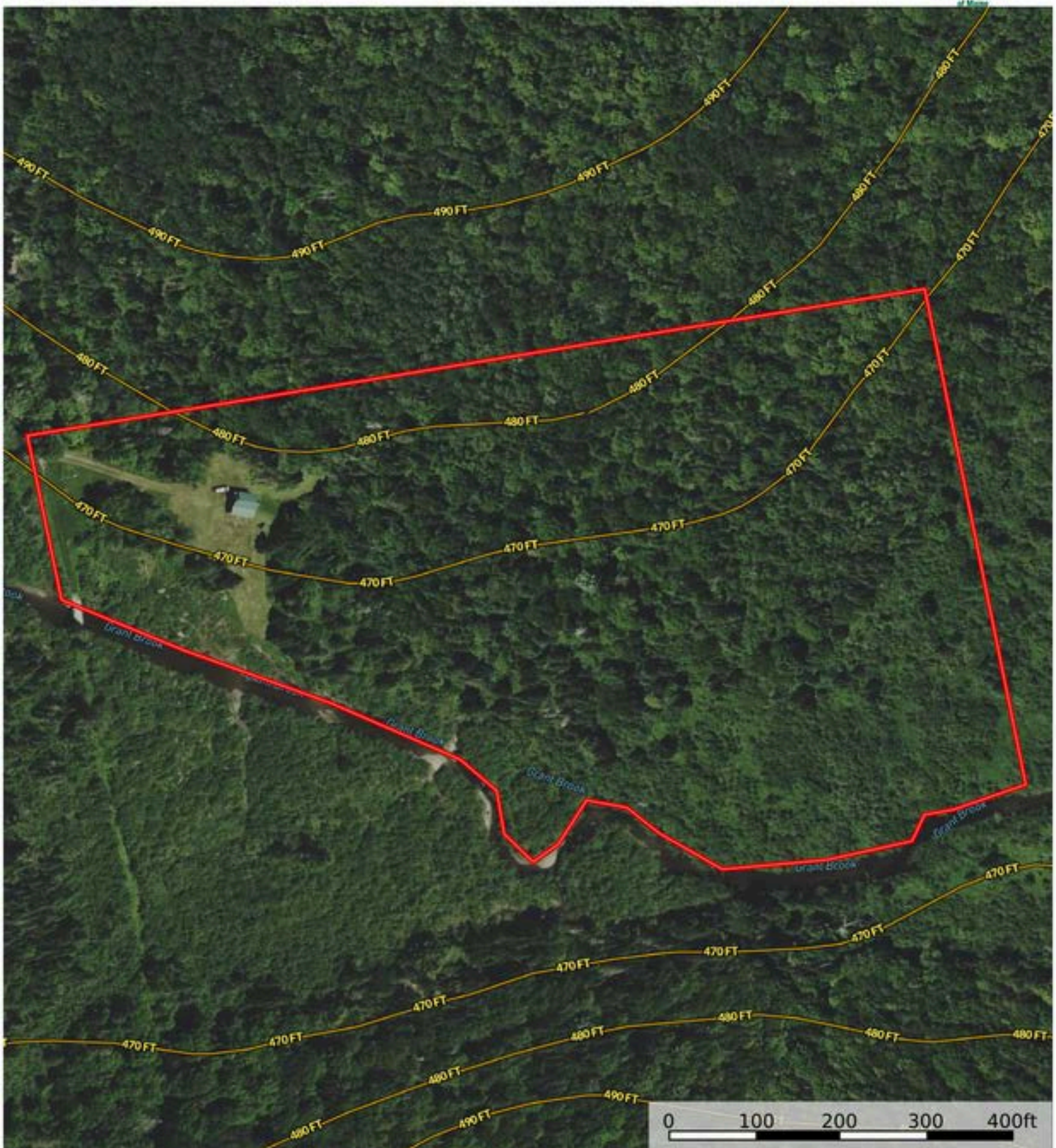
## **Tax Assessor**

Hamlin Associates  
1385 St Hwy 150  
Parkman ME, 04443  
(207)-876-3300  
hamlinassociatesinc@gmail.com

## **Code Enforcement**

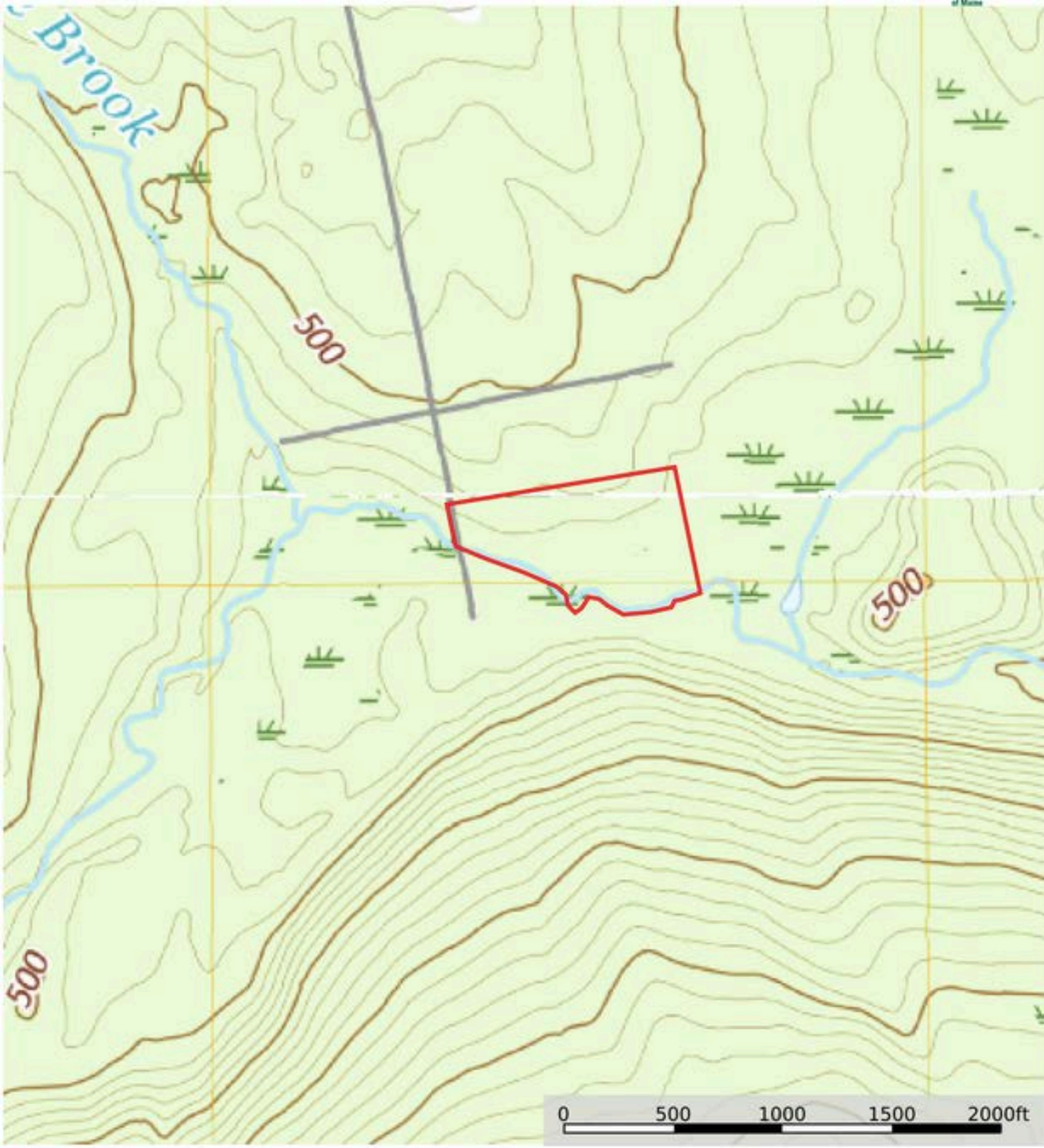
Peter Rebar  
(207) 717-0716

# Harmony - 101 Thompson Rd 11+/- acres Maine, AC +/-



Boundary

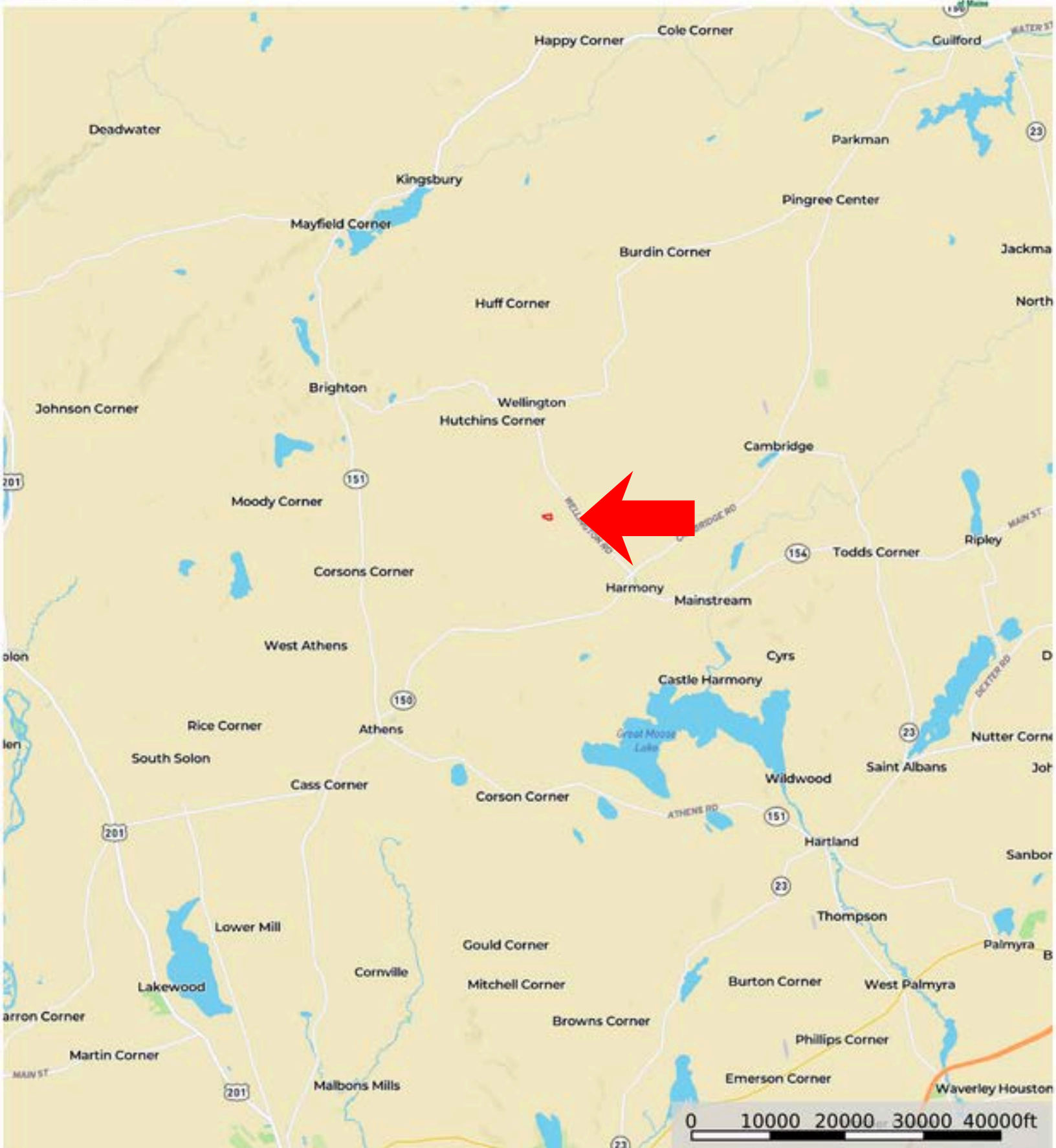
Harmony - 101 Thompson Rd 11+/- acres  
Maine, AC +/-



Boundary

# Harmony - 101 Thompson Rd 11+/- acres

Maine, AC +/-



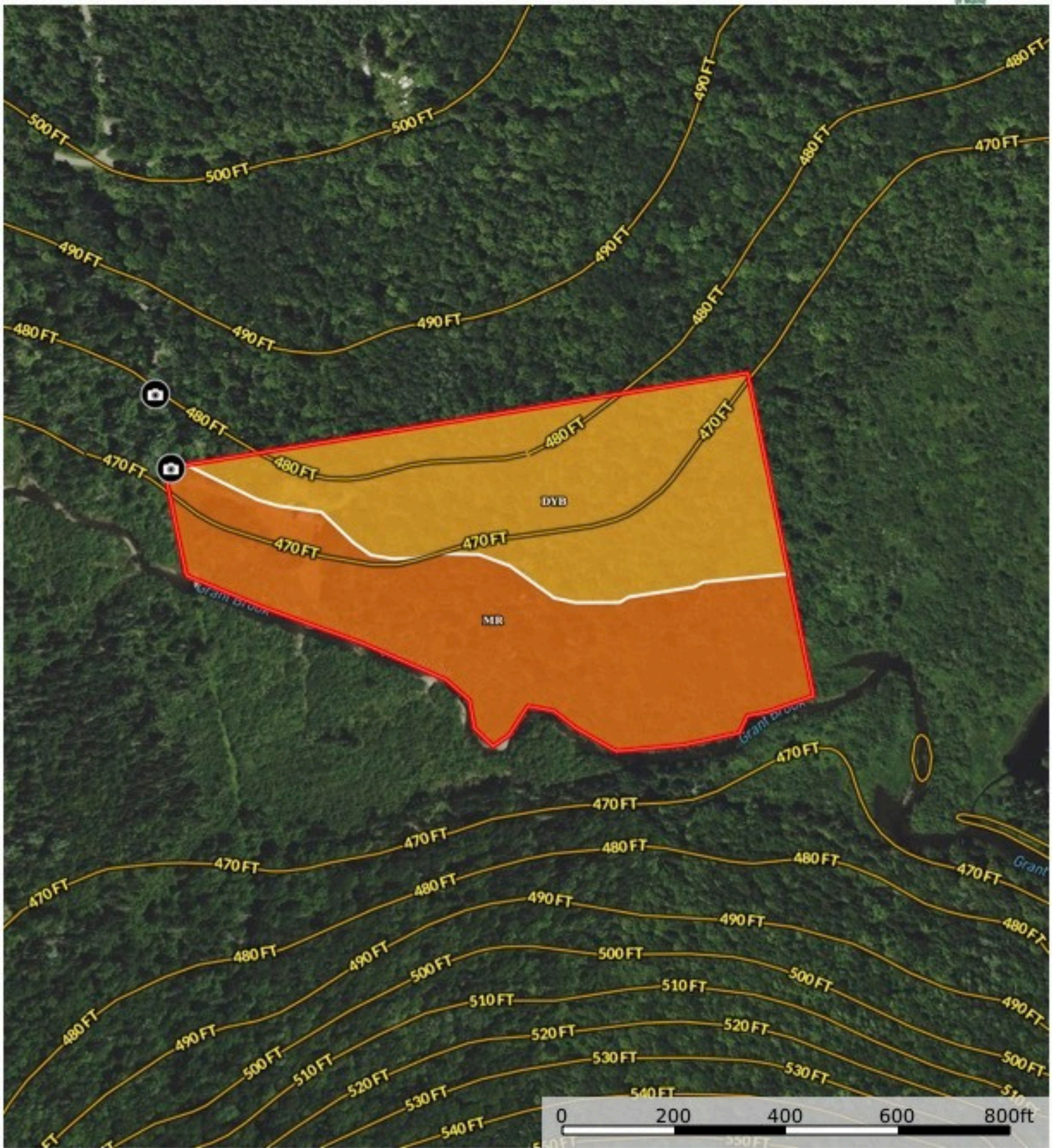



Photo Point Boundary

I  Boundary 11.84 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Mr	Monarda silt loam, 0 to 3 percent slopes, very stony	5.94	50.17	0	26	7s
DyB	Dixmont very stony silt loam, 0 to 8 percent slopes	5.9	49.83	0	46	6s
TOTALS		11.84(*)	100%	-	35.97	6.5

(\*) 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: 101 Thompson Rd, Harmony, ME 04942

### 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: about 50 feet southwest of the SW corner of camp

Installed by: Pine State Well Drilling

Date of Installation: 2021

USE: Number of persons currently using system: 2

Does system supply water for more than one household?  Yes  No  Unknown

Comments: N/A

Source of Section I information: seller  
Buyer Initials \_\_\_\_\_ Page 1 of 8 Seller Initials DVB DAB

PROPERTY LOCATED AT: 101 Thompson Rd, Harmony, ME 04942

**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: \_\_\_\_\_

Location: north of camp OR  Unknown

Date installed: 2008 Date last pumped: N/A Name of pumping company: N/A

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

If Yes, give the date and describe the problem: None

Date of last servicing of tank: N/A Name of company servicing tank: N/A

Leach Field: .....  Yes  No  Unknown

If Yes, Location: North east of camp

Date of installation of leach field: 2008 Installed by: Bob Buzzell & seller

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: N/A

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: N/A

Source of Section II information: Seller

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

Seller Initials DVB DAB

PROPERTY LOCATED AT: 101 Thompson Rd, Harmony, ME 04942

**SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	wood stove			
Age of system(s) or source(s)	2007			
TYPE(S) of Fuel	wood			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	N/A			
Name of company that services system(s) or source(s)	N/A			
Date of most recent service call	N/A			
Malfunctions per system(s) or source(s) within past 2 years	N/A			
Other pertinent information	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: N/A  
 Date chimney(s) last cleaned: 2025

Direct and/or Power Vent(s): .....  Yes  No  Unknown  
 Has vent(s) been inspected? .....  Yes  No  Unknown  
 If Yes, date: N/A

Comments: N/A

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? .....

Are tanks 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 DVB DAB

PROPERTY LOCATED AT: 101 Thompson Rd, Harmony, ME 04942

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: N/A  Yes  No  Unknown

Comments: N/A

Source of information: **seller**

**C. RADON/AIR - Current or previously existing:**

Has the property been tested?  Yes  No  Unknown

If Yes: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_

If applicable, what remedial steps were taken? \_\_\_\_\_

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

Are test results available?  Yes  No

Results/Comments: \_\_\_\_\_

Source of information: **seller**

**D. RADON/WATER - Current or previously existing:**

Has the property been tested?  Yes  No  Unknown

If Yes: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_

If applicable, what remedial steps were taken? \_\_\_\_\_

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

Are test results available?  Yes  No

Results/Comments: \_\_\_\_\_

Source of information: **seller**

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

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

Source of information: **seller**

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

Seller Initials DVB DAB

PROPERTY LOCATED AT: 101 Thompson Rd, Harmony, ME 04942

**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: N/A

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: N/A

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: N/A

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: Easement to communication and power company in Deed 3954:147

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? owners - discontinued town road

Road Association Name (if known): none

Source of information: seller

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

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Seller Initials DVB DAB

PROPERTY LOCATED AT: 101 Thompson Rd, Harmony, ME 04942

**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: N/A

Have any flood events affected a structure on the property? .....  Yes  No  Unknown

If Yes, explain: N/A

Has any flood-related damage to a structure occurred on the property? .....  Yes  No  Unknown

If Yes, explain: N/A

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: N/A

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: N/A

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?

N/A

Relevant Panel Number: N/A Year: N/A (Attach a copy)

Comments: N/A

Source of Section VI information: seller

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

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Seller Initials DVB DAB

PROPERTY LOCATED AT: 101 Thompson Rd, Harmony, ME 04942

**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: N/A

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: N/A

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: 2010 What year did Seller acquire property? 2005

Roof: Year Shingles/Other Installed: 2010 metal roof

Water, moisture or leakage: none known

Comments: N/A

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: N/A

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

If Yes, are test results available? .....  Yes  No

Comments: N/A

Electrical:  Fuses  Circuit Breaker  Other: \_\_\_\_\_  Unknown

Comments: N/A

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: N/A

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

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Seller Initials DVB DAB



TRANSFER TAX PAID

Doc # 15867  
Bk # 3577 Pg # 75

## WARRANTY DEED

I, ABEL PADILLA, of 6538 Cathy Drive, New Port Richey, Florida 34668, for consideration paid, being a deed for value, grant to DENISE A. BABB and DAVID V. BABB, husband and wife, of 285 Sokokis Avenue, Limington, Maine 04049, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

PARCEL ONE: A certain lot or parcel of land, together with the buildings and improvements thereon, situated in **HARMONY**, County of Somerset and State of Maine, bounded and described as follows, to wit:

Beginning at an iron stake set in the easterly line of the discontinued road leading to the North Road in said Harmony one hundred sixty-four (164) feet, more or less, northerly of the Tucker Stream, so-called (also known as Grant Stream); thence running S 82° E one thousand ninety-seven (1,097) feet, more or less, to a cedar post set in the ground; thence running S 08° W four hundred eighty-three and five tenths (483.5) feet, more or less, to a post set in the ground; thence continuing in the same direction seventy-one (71) feet, more or less, to Tucker Stream, so-called; thence running westerly, along the northerly bank of Tucker Stream, so-called, to the easterly line of said discontinued road; thence running northerly along the easterly line of said discontinued road one hundred sixty-four (164) feet, more or less, to the point of beginning. Containing eleven and one tenth (11.1) acres, more or less.

The foregoing are the same premises conveyed to Abel Padilla by Earl R. Smith and Michael R. Smith by warranty deed dated October 2, 2000, recorded in the Somerset County Registry of Deeds in Book 2725 at Page 344.

PARCEL TWO: A certain lot or parcel of land, together with the buildings and improvements thereon, located on the easterly side of the discontinued road known as the Grant Road in **HARMONY**, County of Somerset and State of Maine, bounded and described as follows, to wit:

Beginning at a 3/4" capped iron rebar located at or near the easterly line of the discontinued road known as the Grant Road at the northwest corner of the premises conveyed to Abel Padilla by deed from Earl R. Smith and Michael R. Smith dated October 2, 2000, and recorded in the Somerset County Registry of Deeds in Book 2725 at Page 344; thence northerly along the easterly sideline of the discontinued road known as the Grant Road on a course of N 05° 44' 50" E a distance of thirty-eight and fifty-four hundredths (38.54) feet to a point; thence easterly on a course of S 71° 10' 50" E a distance of two hundred five and sixteen

hundredths (205.16) feet to a point marked by a capped 3/4" iron rebar located on the northerly line of land of Abel Padilla as previously referenced; thence westerly along the northerly line of land of said Abel Padilla on a course of N 82° 00' 00" W a distance of two hundred and zero hundredths (200.00) feet to the point and place of beginning. Being a triangular-shaped parcel of land, containing three thousand eight hundred fifty-one and twenty-four hundredths (3,851.24) square feet of land.

Bearings are referenced to an observation of magnetic north with handheld compass dated 1978.

All monumentation noted as 3/4" rebar are topped with a red plastic cap inscribed M.R. Sackett PLS 1170.

The foregoing are the same premises conveyed to Abel Padilla by Earl R. Smith and Michael R. Smith by corrective warranty deed dated July 18, 2001, recorded in the Somerset County Registry of Deeds in Book 2843 at Page 93.

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

WITNESS my hand and seal this 18<sup>th</sup> day of October 2005

in the year of our Lord two thousand and five.

Signed, Sealed and Delivered  
in presence of

[Signature]

Witness  
Sarah M. Schroeder

STATE OF FLORIDA  
County of Pasco

Abel Padilla  
Abel Padilla

October 18, 2005

Personally appeared the above-named Abel Padilla and acknowledged the above instrument to be his free act and deed.

Before me,

[Signature]  
Notary Public / Attorney-at-Law

Marilyn Elliott  
Typed or Printed Name

Received  
Recorded Register of Deeds  
Oct 21, 2005 10:16:44A  
Somerset County  
Diane M Godin



Marilyn Elliott  
MY COMMISSION # DD240204 EXPIRES  
September 30, 2007  
BONDED THRU TROP FARM INSURANCE, INC.



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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.



# Maine's #1 YouTube Channel



## United Country Lifestyle Properties of Maine



@lifestyleproperties · 85.5K subscribers · 1K videos

Maine Real Estate property listings | Interested in residential, land, recreational, hunting. ...more

[lifestylepropertiesofmaine.com](http://lifestylepropertiesofmaine.com) and 4 more links



## 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