LAKEFRONT HOME

HOME IN-TOWN | COUNTRY HOME

50± feet of private waterfront	**52 Medawisla Way, Roxbury**	0.12± acre lot



$540,000

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Table of CONTENTS

03 PROPERTY DETAILS & DESCRIPTION

06 MEET YOUR AGENT

08 MUNICIPAL CONTACTS

09 MAPS

12 PROPERTY DISCLOSURE

20 DEED

Scan to view the full property details and video!

Scan Me



Photography by Mayhem Media

There's something special about Ellis Pond and opportunities like this almost never come along. With 50 feet of private waterfront and nothing else currently available on the pond, 52 Medawisla Way is a rare chance to own a newer lake home in a setting that feels quiet, private, and hard to replicate.





Built in 2018, this chalet-style home offers three bedrooms and two full baths with a layout that feels both open and comfortable. The main living space brings the kitchen, dining, and living areas together, creating an easy flow for everyday living and time spent with family and friends. Large windows stretch toward the water, filling the home with natural light and keeping the view front and center.

There's something special about Ellis Pond and opportunities like this almost never come along. With 50 feet of private waterfront and nothing else currently available on the pond, 52 Medawisla Way is a rare chance to own a newer lake home in a setting that feels quiet, private, and hard to replicate.

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Step outside onto the oversized deck and take in the water. It is the kind of space where mornings start slow with coffee and evenings end with everything reflecting off the pond. Stairs lead down to the waterfront, making it easy to get out on the water.

Set on a 0.12-acre lot in Oxford County, this property is designed for low maintenance so you can spend more time enjoying where you are. Whether you are looking for a year-round home or a getaway, this one offers a rare combination of newer construction, waterfront access, and a setting that does not come available often





United Country Real Estate | Lifestyle Properties of Maine





52 MEDAWISLA WAY, ROXBURY

PRICE	**$540,000**
TAXES	$2,678/2025
0.12± ACRES	**BUILT IN 2018**
1,632± SQFT	**ROAD FRONTAGE 50FT**



KITCHEN



LIVING ROOM



LOFT BEDROOM 1



LOFT BEDROOM 2

HOW FAR TO...

- Shopping | Rumford, 12.6± miles
- Hospital | Farmington, 39± miles
- Airport | Portland, 82± miles
- Interstate | Exit 130, 60± miles
- City | Portland, 84± Miles
- Boston | 187± miles 3 hours 30 minutes



Morgan Espling

Broker | Auctioneer | REALTOR®

207.403.4328 cell

207.794.6164 office

uc.rogueteam@gmail.com

113 W Broadway Lincoln, ME 04457

Scan to view Morgan's bio and other listings



Rebecca McKay

Associate Broker | REALTOR®

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@lifestyleproperties

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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 selll 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

MUNICIPAL CONTACTS

Police	Oxford County Sheriff's Office 207-743-9554
Fire	Town of Roxbury Volunteer FD (207)364-5298
Town Office	1095 Roxbury Rd, Roxbury, ME 04275 (207) 364-3982
Tax Assessor	Renee Hodsdon (207) 364-3982
Code Enforcement	Richard Coulombe (207) 364-3982

Roxbury- 52 Medawisla Way,

Maine, AC +/-



Boundary

United Country Lifestyle Properties of Maine
P: 800-286-6164 https://www.lifestylepropertiesofmaine.com/ 113 West Broadway

The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Roxbury- 52 Medawisla Way,
Maine, AC +/-



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Roxbury- 52 Medawisla Way,

Maine, AC +/-



Boundary

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PROPERTY LOCATED AT: **52 Medawisla Way, Roxbury, ME 04275**

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: **unknown** Are test results available? .. ☐ Yes ☒ No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? ..... ☐ Yes ☒ No
If Yes, are test results available? ..... ☐ Yes ☒ No
What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **Left side of home near lake**
Installed by: **Burns Well Drilling**
Date of Installation: **June 4, 2018**

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

Comments: **Home is a ~~seasonal~~ rental. Currently vacant. Well tested when drilled, they don't have results anymore.**
short term

Source of Section I information: **Maine Well Database, Seller**

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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: Driveway Side of Home OR ☐ Unknown

Date installed: 2002 Date last pumped: ~~unknown~~ 2025 Name of pumping company: Brackett's

Have you experienced any malfunctions? ☐ Yes ☒ No

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

Date of last servicing of tank: unknown 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: NA

Source of Section II information: Septic Design Plan, Seller

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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	**Ventless Heater**			
Age of system(s) or source(s)	**2019**			
TYPE(S) of Fuel	**Propane**			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**NA- Seasonal**			
Name of company that services system(s) or source(s)	**CN Brown, Bethel**			
Date of most recent service call	**Fall 2024**			
Malfunctions per system(s) or source(s) within past 2 years	**NA**			
Other pertinent information	**None**			

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

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 [X] No [ ] Unknown
If Yes, are tanks in current use? ..... [ ] Yes [X] 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 [X] No [ ] Unknown
Are tanks registered with DEP? ..... [ ] Yes [X] No [ ] Unknown
Age of tank(s): _____ Size of tank(s): _____
Location: _____

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

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

Comments: _____

Source of information: **Seller**

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work?	☐ Yes	☒ No	☐ Unknown
In the ceilings?	☐ Yes	☒ No	☐ Unknown
In the siding?	☐ Yes	☒ No	☐ Unknown
In the roofing shingles?	☐ Yes	☒ No	☐ Unknown
In flooring tiles?	☐ Yes	☒ No	☐ Unknown
Other: _____	☐ Yes	☒ No	☐ Unknown

Comments: _____

Source of information: **Seller**

C. RADON/AIR - Current or previously existing:

Has the property been tested? ..... ☒ Yes ☐ No ☐ Unknown

If Yes: Date: **2019** By: **Uknown**

Results: **Acceptable**

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: **Had to be tested after the build. Results acceptable, not available.**

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: ☐ Yes ☒ No ☐ Unknown

Comments: **None**

Source of information: **Seller**

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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 [X] 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 [X] No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? ..... [ ] Yes [X] No

Comments: **None**

Source of information: **Seller, home built in 2019**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	[ ] Yes	[X] No	[ ] Unknown
LAND FILL:	[ ] Yes	[X] No	[ ] Unknown
RADIOACTIVE MATERIAL:	[ ] Yes	[X] 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 [X] No [ ] Unknown

If Yes, explain: _____

Source of information: _____

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? ..... [X] Yes [ ] No [ ] Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Source of information: **Seller**

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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: **23017c0520d** Year: **2009** (Attach a copy)

Comments: **Property has been removed from flood zone per FEMA letter of map amendment as of 4/29/2014**

Source of Section VI information: **Fema Mapping Software**

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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: **2019** What year did Seller acquire property? **2015**

Roof: Year Shingles/Other Installed: **2019**

Water, moisture or leakage: **None**

Comments: **Propane Tank is Owned by the seller**

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: _____

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: **100 Amp Service**

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: _____

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PROPERTY LOCATED AT: **52 Medawisla Way, Roxbury, ME 04275**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **When it is very hot door to the 1st floor bed swells and grazes the floor.**

Comments:

Source of Section VII information: **Seller, Visual Inspection**

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.

SELLER DATE SELLER DATE

Chester A Groleau Jr

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

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Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TOWN OF ROXBURY, OXFORD COUNTY, MAINE	Lot 3, Silver Lakes Camps, as described in the Joint Tenancy Deed of Sale by Personal Representative, recorded as Document No. 3346, in Book 4278, Pages 4 and 5, in the Office of the Register of Deeds, Oxford County, Maine
	COMMUNITY NO.: 230181	
AFFECTED MAP PANEL	NUMBER: 23017C0520D	
	DATE: 7/7/2009	
FLOODING SOURCE: ELLIS POND		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 44.662, -70.662 SOURCE OF LAT & LONG: ARCGIS 10.1 DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
3	--	Silver Lakes Camps	52 Medawisla Way	Structure (Residence)	X (unshaded)	--	819.7 feet	--

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA
ZONE A

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

ZONE A (This Additional Consideration applies to the preceding 1 Property.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

SUBSURFACE WASTEWATER DISPOSAL SYSTE

10/4/02 Recp 47873
Id 0
TOWN OF ROXBURY
Check No 5218
Amount $60.00

of Human Services
ngineering, Station 10
FAX (207) 287-4172

PROPERTY LOCATION	>>	ce Below <<
City, Town, or Plantation	Roxbury	
Street or Road	E. Shore Drive	
Subdivision, Lot #		

ROXBURY PERMIT # 267 STATE COPY

Date Permit Issued: 9/11/02 $ 11.24.0 FEE ☐ If Double Fee Charged

Wayne Peters
Local Plumbing Inspector Signature

L.P.I. # 0,5,4,7

OWNER/APPLICANT INFORMATION		
Name (last, first, MI)	Gagnon, Rene	Owner Applicant
Mailing Address of ☒ Owner ☒ Applicant	P.O. Box 65 Roxbury, ME 04275	
Daytime Tel #	545-2419	

Municipal Tax Map # _____ Lot # _____

Owner or Applicant Statement

I state that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit

Rene Gagnon — Signature of Owner or Applicant
9-11-02 — Date

Caution: Inspections Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application

_____ (1st) Date Approved

_____ Local Plumbing Inspector Signature

_____ (2nd) Date Approved

PERMIT INFORMATION

TYPE OF APPLICATION
1. ☐ First Time System
2. ☒ Replacement System
   Type Replaced Linkmeum
   Year Installed _____
3. ☐ Expanded System
   a. ☐ One-time exempted
   b. ☐ Non-exempted
4. ☐ Experimental System
5. ☐ Seasonal Conversion

THIS APPLICATION REQUIRES
1. ☐ No Rule Variance
2. ☐ First Time System Variance
   a. ☐ Local Plumbing Inspector Approval
   b. ☐ State & Local Plumbing Inspector Approval
3. Replacement System Variance
   a. ☒ Local Plumbing Inspector Approval
   b. ☐ State & Local Plumbing Inspector Approval
4. ☐ Minimum Lot Size Variance
5. ☐ Seasonal Conversion Approval

DISPOSAL SYSTEM COMPONENT(S)
1. ☒ Complete Non-engineered System
2. ☐ Primitive System (graywater & alt toilet)
3. ☐ Alternative Toilet, specify _____
4. ☐ Non-Engineered Treatment Tank (only)
5. ☐ Holding Tank _____ gallons
6. ☐ Non-engineered Disposal Field (only)
7. ☐ Separated Laundry System
8. ☐ Complete Engineered System (2000 gpd or more)
9. ☐ Engineered Treatment Tank (only)
10. ☐ Engineered Disposal Field (only)
11. ☐ Pre-treatment, specify
12. ☐ Miscellaneous components

SIZE OF PROPERTY
62002 ☒ sq ft ☐ acres

SHORELAND ZONING
☒ Yes ☐ No

DISPOSAL SYSTEM TO SERVE
1. ☒ Single Family Dwelling Unit, No. of Bedrooms 3
2. ☐ Multiple Family Dwelling, No. of Units _____
3. ☐ Other _____ SPECIFY

TYPE OF WATER SUPPLY
1. ☐ Drilled Well 2. ☐ Dug Well 3. ☐ Private
4. ☐ Public 5. ☒ Other Lake

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK
1. ☒ Concrete
   a. ☐ Regular
   b. ☒ Low Profile
2. ☐ Plastic
3. ☐ Other _____
CAPACITY 1000 gallons

DISPOSAL FIELD TYPE & SIZE
1. ☐ Stone Bed 2. ☐ Stone Trench
3. ☒ Proprietary Device
   a. ☒ Cluster array c. ☐ Linear
   b. ☐ Regular load d. ☒ H-20 load
4. ☐ Other _____
SIZE 900 ☒ sq ft ☐ lin ft

GARBAGE DISPOSAL UNIT
1. ☒ No 3. ☐ Maybe
2. ☐ Yes >> Specify one below
   a. ☐ Multi-compartment Tank
   b. ☐ Tanks in Series
   c. ☐ Increase in Tank Capacity
   d. ☐ Filter on Tank Outlet

DESIGN FLOW
270 gallons per day
BASED ON:
1. ☒ Table 501.1 (dwelling unit(s))
2. ☐ Table 501.2 (other facilities)
SHOW CALCULATIONS
-- for other facilities --
3. ☐ Section 503.0 (meter readings)
ATTACH WATER-METER DATA

SOIL DATA & DESIGN CLASS
PROFILE 3 CONDITION C DESIGN 1
at Observation Hole # _____
Depth 18 * Elevation -28 *
OF MOST LIMITING SOIL FACTOR

DISPOSAL FIELD SIZING
1. ☐ Small -- 2.0 sq ft/gpd
2. ☐ Medium -- 2.6 sq ft/gpd
3. ☒ Medium-Large -- 3.3 sq ft/gpd
4. ☐ Large -- 4.1 sq ft/gpd
5. ☐ Extra Large -- 5.0 sq ft/gpd

PUMPING
1. ☐ Not Required
2. ☐ May Be Required
3. ☒ Required >> Specify only for engineered or experimental systems.
DOSE 50 gallons

SITE EVALUATOR STATEMENT

I Certify that on 9-7-02 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature — SE # 45 — Date 9-9-02

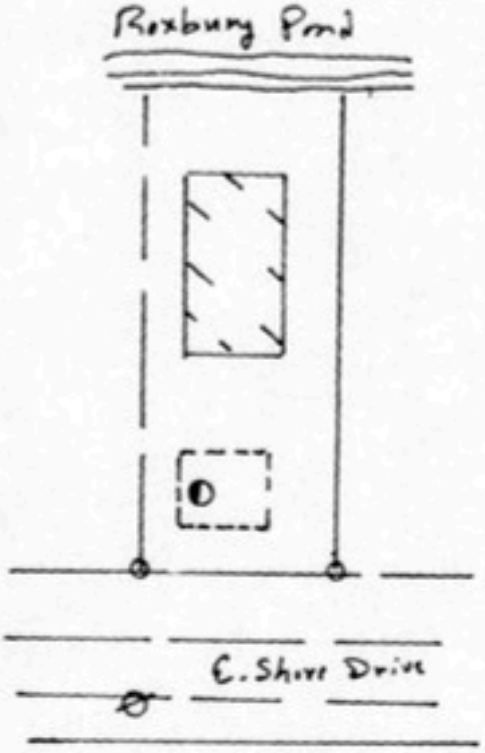
Darryl N. Brown — Site Evaluator Name Printed — Telephone # 897-6752

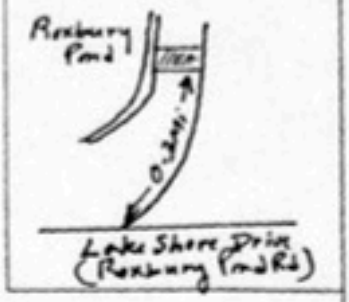
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-4172

Roxbury | E. Shore Drive - Roxbury Pond | Rene Gagnon

SITE PLAN





● Test Pit

⊖ Utility Pole (CRP)

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 1 ☒ Test Pit ☐ Boring
0" Depth of Organic Horizon Above Mineral Soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	grav. loamy sand	friable	brown	
16	stony loamy sand	friable	gray	
18"	l.s.	friable	reddish	
30	loamy sand pan	firm	gray	
40				
50				

Soil Classification	Slope	Limiting Factor	Ground Water / Restrictive Layer / Bedrock / Pit Depth
3 C (Profile / Condition)	2-3 %	18"	☒ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Observation Hole _____ ☐ Test Pit ☐ Boring
_____ Depth of Organic Horizon Above Mineral Soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification	Slope	Limiting Factor	Ground Water / Restrictive Layer / Bedrock / Pit Depth
Profile / Condition	%	=	☐ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Site Evaluator Signature

45
SE #

9-9-02
Date

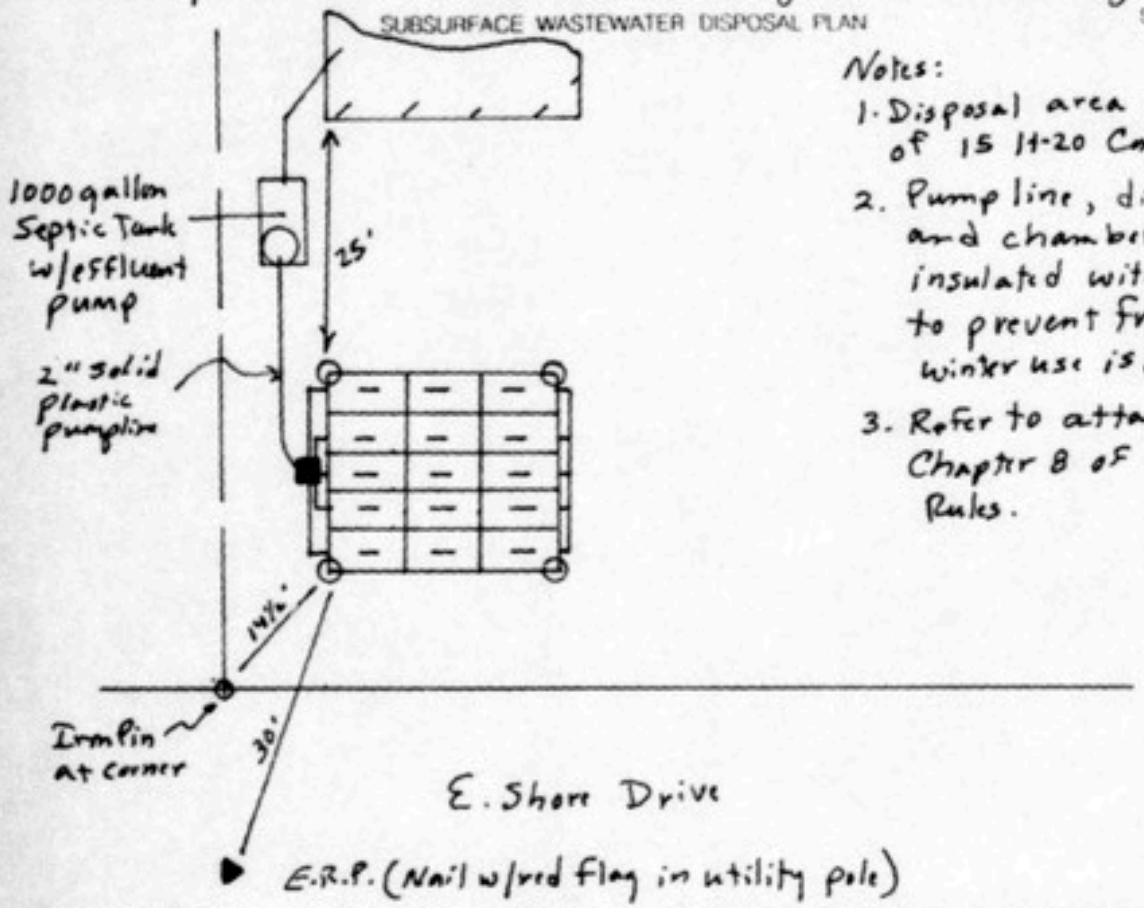
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
Roxbury	E. Shore Drive - Roxbury Pond	Rene Gagnon

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20 FT



Notes:

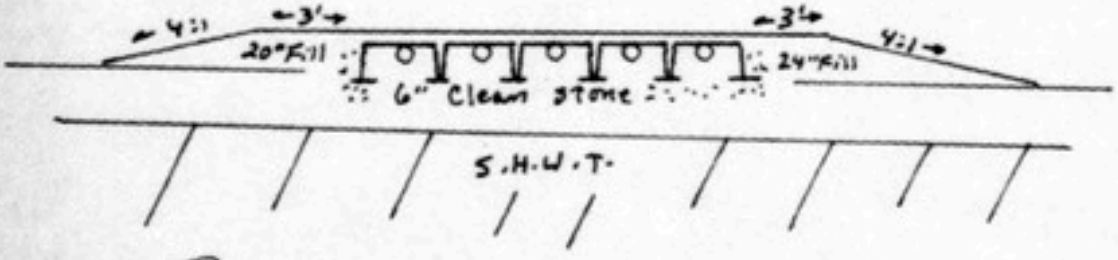
1. Disposal area shall consist of 15 H-20 Concrete chambers;
2. Pump line, distribution box, and chambers shall be insulated with styrofoam to prevent freezing if winter use is anticipated;
3. Refer to attached copy of Chapter 8 of Wastewater Rules.

FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT	
Depth of Fill (Upslope)	20"	Finished Grade Elevation	-40"	Location & Description	Nail w/red
Depth of Fill (Downslope)	24"-F	Top of Distribution Pipe or Proprietary Device	-49"		flag in utility pole
		Bottom of Disposal Area	-64"	Reference Elevation	0"

DISPOSAL AREA CROSS SECTION

SCALE:
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 10'

Notes: 1. Chambers shall be H-20 design;
2. Place 6" clean uniform stone beneath and around chambers.



Site Evaluator Signature

45
SE #

9-9-02
Date

REPLACEMENT SYSTEM VARIANCE REQUEST

THE LIMITATIONS OF THE REPLACEMENT SYSTEM VARIANCE REQUEST

This form shall be attached to an application (HHE-200) for the proposed replacement system which requires a variance to the Rules. The LPI shall review the Replacement System Variance Request an HHE-200 and may approve the Request if all of the following requirements can be met, and the variance(s) requested fall within the limits of LPI's authority.

1. The proposed design meets the definition of a Replacement System as defined in the Rules (Sec. 2006).
2. There will be no change in use of the structure except as authorized for one-time exempted expansions outside the shoreland zone of major waterbodies/courses.
3. The replacement system is determined by the Site Evaluator and LPI to be the most practical method to treat and dispose of the wastewater.
4. The BOD5 plus S.S. content of the wastewater is no greater than that of normal domestic effluent.

GENERAL INFORMATION Town of Roxbury

Permit No. _____ Date Permit Issued _____

Property Owner's Name: Rene Gagnon Tel. No.: 545-2419

System's Location: E. Shore Drive - Roxbury Pond

Property Owner's Address: P.O. Box 65

(if different from above) Roxbury, ME 04275

SPECIFIC INSTRUCTIONS TO THE:

LOCAL PLUMBING INSPECTOR (LPI):

If any of the variances exceed your approval authority and/or do not meet all of the requirements listed under the Limitations Section above, then you are to send this Replacement System Variance Request, along with the Application, to the Department for review and approval consideration before issuing a Permit. (See reverse side for Comments Section and your signature.)

SITE EVALUATOR:

If after completing the Application, you find that a variance for the proposed replacement system is needed, complete the Replacement Variance Request with your signature on reverse side of form.

PROPERTY OWNER:

If has been determined by the Site Evaluator that a variance to the Rules is required for the proposed replacement system. This variance request is due to physical limitations of the site and/or soil conditions. Both the Site Evaluator and the LPI have considered the site/soil restrictions and have concluded that a replacement system in total compliance with the Rules is not possible.

PROPERTY OWNER

I understand that the proposed system requires a variance to the Rules. Should the proposed system malfunction, I release all concerned provided they have performed their duties in a reasonable and proper manner, and I will promptly notify the Local Plumbing Inspector and make any corrections required by the Rules. By signing the variance request form, I acknowledge permission for representatives of the Department to enter onto the property to perform such duties as may be necessary to evaluate the variance request.

Rene Gagnon — SIGNATURE OF OWNER

9-11-02 — DATE

LOCAL PLUMBING INSPECTOR

I, Wayne Putnam, the undersigned, have visited the above property and have determined to the best of my knowledge that it cannot be installed in compliance with the Rules. As a result of my review of the Replacement Variance Request, the Application, and my on-site investigation, I **(check and complete either a or b)**:

a. (✓approve, ☐disapprove) the variance request based on my authority to grant this variance. Note: If the LPI does not give his approval, he shall list his reasons for denial in **Comments** Section below and return to the applicant. **–OR–**

b. find that one or more of the requested Variances exceeds my approval authority as LPI. I (☐recommend, ☐do not recommend) the Department's approval of the variances. Note: If the LPI does not recommend the Department's approval, the reasons shall be stated in Comments Section below as to why the proposed replacement system is not being recommended.

Comments: Replace old septic

Wayne Putnam — LPI SIGNATURE

9/11/02 — DATE

HHE-204 Rev 6/00

VARIANCE CATEGORY	LIMIT OF LPI'S APPROVAL AUTHORITY						VARIANCE REQUESTED TO:	
SOILS								
Soil Profile	Ground Water Table			to 7"				inches
Soil Condition	Restrictive Layer			to 7"				inches
from HHE-200	Bedrock			to 12"				inches
SETBACK DISTANCES (in feet)	Disposal Fields			Septic Tanks			Disposal Fields	Septic Tanks
From	Less than 1000 gpd	1000 to 2000 gpd	Over 2000 gpd	Less than 1000 gpd	1000 to 2000 gpd	Over 2000 gpd	To	To
Wells with water usage of 2000 or more gpd or public water supply wells	300 ft [a]	300 ft [a]	300 ft [a]	100 ft [a]	100 ft [a]	100 ft [a]		
Owner's wells	100 down to 60 ft	200 down to 100 ft	300 down to 150 ft	100 down to 50 ft [b]	100 down to 50 ft	100 down to 50 ft		
Neighbor's wells	100 down to 60 ft [b]	200 down to 120 ft [b]	300 down to 180 ft [b]	100 down to 50 ft [b]	100 down to 75 ft [b]	100 down to 75 ft [b]		
Water supply line	10 ft [a]	20 ft [a]	25 ft [a]	10 ft [a]	10 ft [a]	10 ft [a]		
Water course, major - for replacements only, see Table 400.4 for major expansions	100 down to 60 ft	200 down to 120 ft	300 down to 180 ft	100 down to 50 ft	100 down to 50 ft	100 down to 50 ft	87'	
Water course, minor	50 down to 25 ft	100 down to 50 ft	150 down to 75 ft	50 down to 25 ft	50 down to 25 ft	50 down to 25 ft		
Drainage ditches	25 down to 12 ft	50 down to 25 ft	75 down to 35 ft	25 down to 12 ft	25 down to 12 ft	25 down to 12 ft		
Edge of fill extension – Coastal wetlands, special freshwater wetlands, great ponds, rivers, streams	25 ft [d]	25 ft [d]	25 ft [d]	25 ft [d]	25 ft [d]	25 ft [d]		
Slopes greater than 3:1	10 ft	18 ft	25 ft	N/A	N/A	N/A		
No full basement [e.g. slab, frost wall, columns]	15 down to 7 ft	30 down to 15 ft	40 down to 20 ft	8 down to 5 ft	14 down to 7 ft	20 down to 10 ft		
Full basement [below grade foundation]	20 down to 10 ft	30 down to 15 ft	40 down to 20 ft	8 down to 5 ft	14 down to 7 ft	20 down to 10 ft		
Property lines	10 down to 5 ft [c]	18 down to 9 ft [c]	20 down to 10 ft [c]	10 down to 4 ft [c]	15 down to 7 ft [c]	20 down to 10 ft [c]		5'
Burial sites or graveyards, measured from the down toe of the fill extension	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft		

OTHER

1. ~~Fill extension Grade - to 3:1~~

2.

3.

Footnotes:
a. This setback distance cannot be reduced by the LPI, but may be considered for reduction by State variance.
b. May not be any closer to neighbor's well than the existing disposal field or septic tank unless written permission is granted by the neighbor.
c. Sufficient distance shall be maintained to assure that the toe of the fill does not extend to the 3:1 slope or property line.
d. Natural Resources Protection Act requires a 25 foot setback on slopes with less than 20% from the edge of disturbance and 100 feet on slopes greater than 20% except for the repair or installation of a replacement system when no practical alternative exists.

5-E-45 — 9-9-02

SITE EVALUATOR'S SIGNATURE — DATE

FOR USE BY THE DEPARTMENT ONLY

The Department has reviewed the variance(s) and (☐does ☐does not) give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

SIGNATURE OF THE DEPARTMENT — DATE

Page 2, HHE-204 Rev 6/00

EASEMENT DEED

We, **TIMOTHY T. DEROUCHE and ANITA L. DEROUCHE (f/k/a Anita L. Naworski)**, of Roxbury, Oxford County, Maine, for consideration paid, grant to **CHESTER A. GROLEAU, Jr.**, whose mailing address is 6 Redwood Drive, Greenville, Pennsylvania, 16125, an appurtenant easement in and to a certain lot or parcel of land in Roxbury, County of Oxford, Maine, which easement is more particularly described as follows:

The right to draw water from a well situated on the land of the Grantors as more particularly described in a Personal Representative's Deed from the Estate of Rene R. Gagnon, Sr. to Timothy T. Derouche and Anita L. Naworski (n/k/a Anita L. Derouche) dated March 26, 2008 and recorded in the Oxford County Registry of Deeds in Book 4278, Page 4, to benefit the land of the Grantee as described in a deed from Timothy T. Derouche and Anita L. Naworski (n/k/a Anita L. Derouche) to Chester A. Groleau, Jr. of near or even date to be recorded in the Oxford County Registry of Deeds. This easement specifically includes the right to enter onto the land of the Grantors to inspect, maintain, repair and replace all appurtenances to the said well to the above referenced land of the Grantee.

The Grantors agree, for themselves, their heirs and assigns, and the Grantee agrees, for himself, his heirs and assigns, to share equally in the costs to maintain, repair and replace said well, but each party shall be solely responsible to maintain repair and replace their own water lines or other appurtenances.

As partial consideration for the grant of this easement, the Grantee agrees, for his heirs and assigns, that after any repairs are made to the well, water lines or other appurtenances that the Grantee, his heirs or assigns, shall return the Grantors' land to as near as the condition it was in prior to the repairs as is reasonably practical.

The Grantee agrees, for his heirs and assigns, to limit his activity in the area of the well easement, which could damage or adversely affect the function or performance of the well and water lines or other appurtenances. The Grantee herein, his heirs and assigns, shall be responsible for any damage it causes to the well, water lines or other appurtenances.

WITNESS our hands this 11th day of September, 2015.

Witness

Timothy T. Derouche

Witness

Anita L. Derouche

STATE OF MAINE
COUNTY OF ANDROSCOGGIN, SS

Then personally appeared the above named Timothy T. Derouche and Anita L. Derouche, known to me, this 11th day of September, 2015 and acknowledged before me the foregoing instrument to be their free act and deed.

Notary Public
Name: _____
My commission expires: CHRISTINE V. DUBOIS
NOTARY PUBLIC, STATE OF MAINE
MY COMMISSION EXPIRES
APRIL 15, 2019

Recorded: Oxford East County 9/15/2015 01:31:47 PM
Patricia A Shearman Register of Deeds

MAINE SHORT FORM WARRANTY DEED

We, **TIMOTHY T. DEROUCHE and ANITA L. DEROUCHE (f/k/a Anita L. Naworski)**, of Roxbury, Oxford County, Maine, for consideration paid, grant to **CHESTER A. GROLEAU, JR.** whose mailing address is 6 Redwood Drive, Greenville, Pennsylvania, 16125, with **WARRANTY COVENANTS**, a certain lot or parcel of land, with any buildings thereon, situated in Roxbury, County of Oxford, and State of Maine, being further described in the attached Exhibit A.

The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

MAINE REAL ESTATE TRANSFER TAX PAID

WITNESS our hands this 11th day of September, 2015.

Witness

Timothy T. Derouche

Witness

Anita L. Derouche

STATE OF MAINE
COUNTY OF ANDROSCOGGIN, SS

Then personally appeared the above named Timothy T. Derouche and Anita L. Derouche, known to me, this 11th day of September, 2015 and acknowledged before me the foregoing instrument to be their free act and deed.

Notary Public
Name: _____
My commission expires: _____

CHRISTINE V. DUBOIS
NOTARY PUBLIC, STATE OF MAINE
MY COMMISSION EXPIRES
APRIL 15, 2019

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EXHIBIT A

A certain lot or parcel of land, with any buildings thereon, situated in the Town of Roxbury, County of Oxford and State of Maine, on the easterly shore of Roxbury Pond, and being Lot 3 according to a Plan of Lots on said Easterly Shore of Roxbury Pond, as recorded in the Oxford County Registry of Deeds in Volume A, Page 21, and being a portion of the Silver Lakes Camps, so-called, on said Roxbury Pond.

Said plan is also known as Map Showing Lots on the East Shore of Roxbury Pond and is recorded as Plan No. 41 in the Oxford County Registry of Deeds.

Being the same premises conveyed to Timothy T. Derouche and Anita L. Naworski (n/k/a Anita L. Derouche) by Personal Representative's Deed from the Estate of Rene R. Gagnon, Sr. dated March 26, 2008 and recorded in the Oxford County Registry of Deeds in Book 4278, Page 4.

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Recorded: Oxford East County 9/15/2015 01:31:47 PM
Patricia A Shearman Register of Deeds

Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION
35 State House Station Augusta ME 04333-0035

REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

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

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

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

You May Become A Client

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

- √ 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

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

lifestylepropertiesofmaine.com and 4 more links

Subscribed

SUBSCRIBE

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*