COUNTRY HOME

RECREATIONAL PROPERTY | HUNTING | LAND FOR SALE

Detached 1-Car Garage	**164 Mud Pond Rd, Prentiss**	6± Acres



$185,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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Scan to view the full property details and video!

Scan Me



Photography by Mayhem Media

Located at 164 Mud Pond Road in Prentiss, Maine, this 4-bedroom, 2-bathroom home on
nearly 6 acres offers privacy, open fields, and peaceful rural living in Penobscot County. If
you're searching for homes for sale in Prentiss, Maine or land with a house in Northern
Maine, this property is a great opportunity.



Surrounded by fields and natural beauty, this home provides a quiet setting with plenty of space to enjoy the outdoors. Inside, you'll find a more open-concept layout than many traditional farmhouses, with the kitchen, dining, and living areas flowing together for a spacious, connected feel. The kitchen offers generous counter space, ample cabinetry, and views of the property.

Heating includes hot water baseboard along with a pellet stove to help manage winter costs.

The first floor features a large primary bedroom suite with a walk-in closet, full bath, and laundry hookups for convenience. An additional family room offers flexible space for a home office, gym, or den.



Upstairs are three additional bedrooms ready for your finishing touches, all overlooking the surrounding countryside.

Outside, the detached 1-car garage is perfect for a workshop or storing ATVs and snowmobiles.

Conveniently located about 30 minutes from Lincoln, Maine for groceries, restaurants, and a hospital, with Medway and Millinocket within 40–50 minutes. Bangor is under 1.5 hours away, and Houlton and the Canadian border are about an hour away.

Outdoor recreation is close by, including a public boat launch on the Mattawamkeag River just 10 minutes away and access to the Mattawamkeag River System Wildlife Management Area.

United Country Real Estate | Lifestyle Properties of Maine





164 MUD POND RD, PRENTISS

PRICE	**$185,000**
TAXES	$1,350/2025
6± ACRES	**BUILT IN 1960**
2,024 ± SQFT	**ROAD FRONTAGE 500FT**



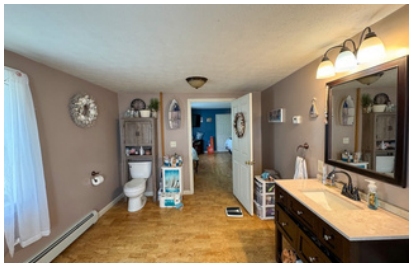
KITCHEN



LIVING ROOM



BED ROOM



BATHROOM

HOW FAR TO...

- Shopping | Lincoln, 30± miles
- Hospital | Lincoln, 30± miles
- Airport | Bangor, 80± miles
- Interstate | Exit 227, 30± miles
- City | Houlton, 60± Miles
- Boston | 300± miles 5 Hours



Vicki Peters

ASSOCIATE BROKER | REALTOR®

207.290.2017 cell

207.794.6164 office

vicki@lifestylepropertiesme.com

113 W Broadway Lincoln, ME 04457

Scan to view Vicki's bio and other listings

Testimonial:

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

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

Richard Wainwright

@uclifestylepropertiesme

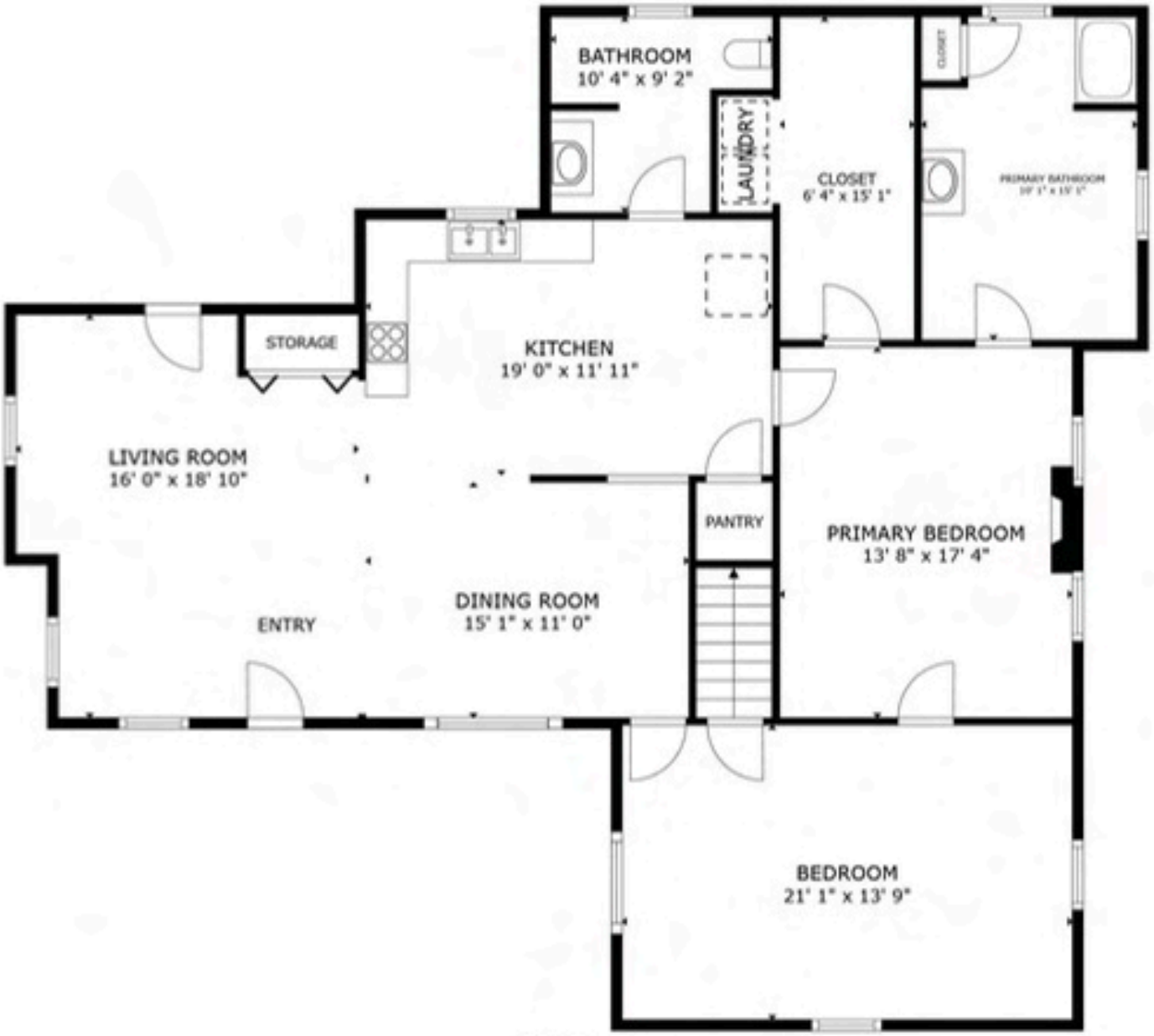
@uclifestylepropertiesme

@lifestyleproperties

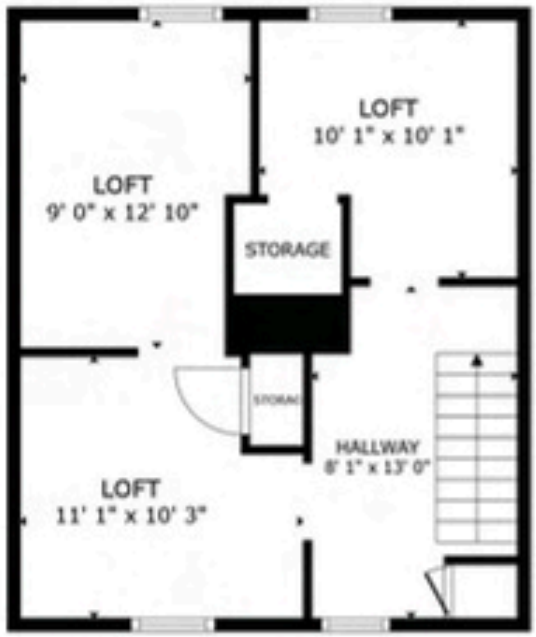
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MUNICIPAL CONTACTS

Police	Penobscot County Sheriff (207) 947-4585, 911
Fire	Springfield Vol. Fire Dept. (207) 738-4134, 911
Town Office	LUPC (207) 695-2466
Tax Assessor	LUPC (207) 695-2466
Code Enforcement	LUPC (207) 695-2466



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 1,635 sq.ft. FLOOR 2 455 sq.ft.
TOTAL : 2,090 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterpo

Prentiss TWP - 164 Mud Pond Road

Maine, 5.73 AC +/-



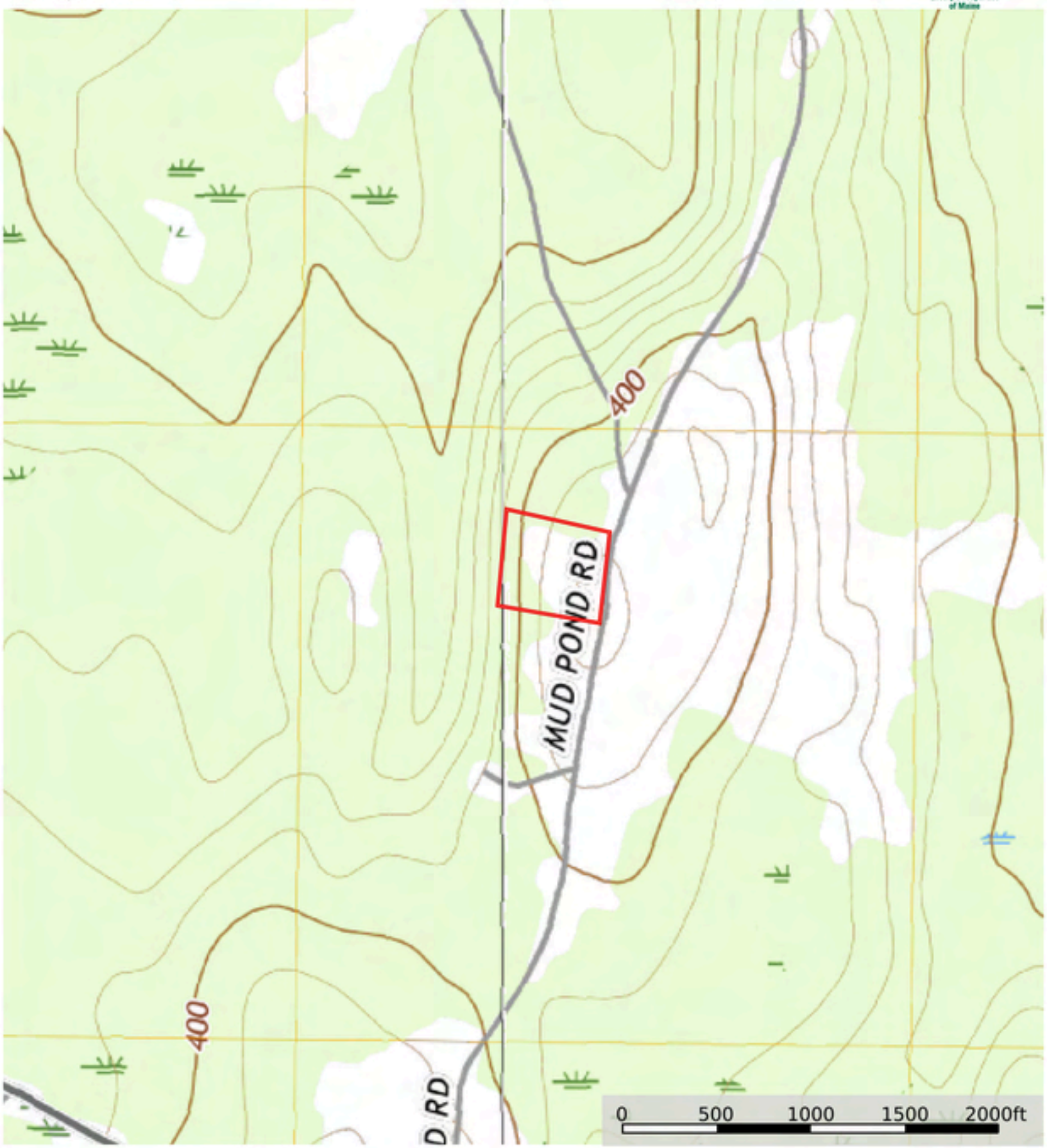
Boundary

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.

Prentiss TWP - 164 Mud Pond Road

Maine, 5.73 AC +/-



Boundary

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Prentiss TWP - 164 Mud Pond Road

Maine, 5.73 AC +/-



Boundary

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LUPC Zoning and Parcel Viewer



5/15/2025, 9:38:13 AM

Towns

Unorganized Territory Parcels

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Esri, NASA, NGA, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Maine Land Use Planning Commission

2018

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PROPERTY LOCATED AT: **164 Mud Pond Road , Prentiss township, ME 04487**

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: **2017** 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: **Under addition - go through basement**

Installed by: **UNK**

Date of Installation: **UNK**

USE: Number of persons currently using system: **2**

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

Comments: **Holding tank 2024 - Pump needs to be primed at times**

Source of Section I information: **Seller**

United Country Lifestyle Properties of Maine, 113 West Broadway Lincoln ME 4457 Phone: (207)794-6364 Fax: (207)794-6666 Amy A. Jipson
Vicki Peters
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PROPERTY LOCATED AT: **164 Mud Pond Road , Prentiss township, ME 04487**

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):
Have you had the sewer line inspected? ☐ Yes ☐ No
If Yes, what results: _____
Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No
What steps were taken to remedy the problem? _____

IF PRIVATE (Strike Section if Not Applicable):
Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____
Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☒ Unknown ☐ Other: _____
Tank Type: ☐ Concrete ☐ Metal ☒ Unknown ☐ Other: _____
Location: **Facing home to the right** OR ☐ Unknown
Date installed: **UNK** Date last pumped: **2022** Name of pumping company: **Cal's Septic**
Have you experienced any malfunctions? ☐ Yes ☒ No
If Yes, give the date and describe the problem: _____

Date of last servicing of tank: **2022** Name of company servicing tank: **Cal's Septic last pumped**
Leach Field: ☒ Yes ☐ No ☐ Unknown
If Yes, Location: **Facing Home to the right**
Date of installation of leach field: **UNK** Installed by: **UNK**
Date of last servicing of leach field: **UNK** Company servicing leach field: **UNK**
Have you experienced any malfunctions? ☐ Yes ☒ No
If Yes, give the date and describe the problem and what steps were taken to remedy: _____

Do you have records of the design indicating the # of bedrooms the system was designed for? ☐ Yes ☒ No
If Yes, are they available? ☐ Yes ☐ No
Is System located in a Shoreland Zone? ☐ Yes ☒ No ☐ Unknown
Comments: **None**
Source of Section II information: **Seller**

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Amy A. Jipson

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PROPERTY LOCATED AT: **164 Mud Pond Road , Prentiss township, ME 04487**

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	**HWBB**	**Pellet Stove**		
Age of system(s) or source(s)	**2015**	**2015**		
TYPE(S) of Fuel	**Oil**	**Pellets**		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**900 Gal**	**Seasonal**		
Name of company that services system(s) or source(s)	**Joey Crooker**	**Owner**		
Date of most recent service call	**2025**	**2025**		
Malfunctions per system(s) or source(s) within past 2 years	**None**	**None**		
Other pertinent information	**None**	**None**		

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown
Are any buried? ..... [ ] Yes [X] No [ ] Unknown
Are all sleeved? ..... [X] Yes [ ] No [ ] Unknown
Chimney(s): ..... [X] Yes [ ] No
If Yes, are they lined: ..... [ ] Yes [ ] No [X] 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 [ ] No [X] Unknown
If Yes, date: _____
Date chimney(s) last cleaned: _____
Direct/Power Vent(s): ..... [X] Yes [ ] No [ ] Unknown
Has vent(s) been inspected? ..... [ ] Yes [X] No [ ] Unknown
If Yes, date: _____
Comments: **None**
Source of Section III information: **None**

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: _____

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

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

Comments: _____

Source of information: _____

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? ..... ☐ Yes ☒ No

Results/Comments: _____

Source of information: _____

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? ..... ☐ Yes ☐ No

Results/Comments: _____

Source of information: _____

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

Comments: _____

Source of information: _____

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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 ☐ 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: **Porch**

Source of information: _____

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	☐ Yes	☒ No	☐ Unknown
LAND FILL:	☐ Yes	☒ No	☐ Unknown
RADIOACTIVE MATERIAL:	☐ Yes	☒ No	☐ Unknown

Other: _____

Source of information: _____

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

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? ..... ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Source of information: _____

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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: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section VI information: _____

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PROPERTY LOCATED AT: **164 Mud Pond Road , Prentiss township, ME 04487**

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

If Yes, explain: **Homestead exemption**

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

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality? ..... [ ] Yes [X] 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: _____

Year Principal Structure Built: **1960's** What year did Seller acquire property? **2017**

Roof: Year Shingles/Other Installed: **Metal 2015**

Water, moisture or leakage: **Very heavy rains where porch meets the roof above window in dining room**

Comments: **None**

Foundation/Basement:

Is there a Sump Pump? ..... [X] Yes [ ] No [ ] Unknown

Water, moisture or leakage since you owned the property: ..... [X] Yes [ ] No [ ] Unknown

Prior water, moisture or leakage? ..... [X] Yes [ ] No [ ] Unknown

Comments: **Sump pump and drainage outside takes care of it**

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

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

Comments: _____

Electrical: [ ] Fuses [X] Circuit Breaker [ ] Other: _____ [ ] Unknown

Comments: _____

Has all or a portion of the property been surveyed? ..... [ ] Yes [ ] No [X] Unknown

If Yes, is the survey available? ..... [ ] Yes [ ] No [ ] Unknown

Manufactured Housing - Is the residence a:

Mobile Home ..... [ ] Yes [X] No [ ] Unknown

Modular ..... [ ] Yes [X] No [ ] Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure ..... [ ] Yes [X] No [ ] Unknown

Comments: **None**

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

Comments: **None**

Source of Section VII information: **Seller**

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PROPERTY LOCATED AT: **164 Mud Pond Road , Prentiss township, ME 04487**

SECTION VIII - ADDITIONAL INFORMATION

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.

Amy A. Jipson 05/27/2025

SELLER DATE SELLER DATE

Amy A. Jipson

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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Bk 14541 Pg212 #20468
07-11-2017 @ 02:21P

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WARRANTY DEED

EUGENE F. STANLEY, JR. and **SANDRA J. STANLEY**, both of Prentiss Twp., County of Penobscot and State of Maine, for consideration paid, GRANT to **MICHAEL J. JIPSON** and **AMY A. JIPSON**, both of Prentiss Twp., County of Penobscot and State of Maine, with Warranty Covenants, as Joint Tenants, a certain lot or parcel of land, with any buildings or improvements thereon, situated in Prentiss Twp., County of Penobscot and State of Maine, bounded and described as follows:

Commencing at a cedar post on the Westerly side of the Town Road, also known as the Mud Pond Road, said cedar post marks the Northeast corner of land described in a deed from Clayton W. Raymond et als, to Charlie W. Hollifield and Sandra Hollifield, dated January 26, 1982 and recorded in Book 3257, Page 232 at Penobscot County Registry of Deeds; thence Southwesterly along the westerly sideline of said Mud Pond Road five hundred (500) feet to a point; thence at right angles westerly five hundred (500) feet to a point; thence at right angles northerly five hundred (500) feet more or less to the northerly sideline of premises described in the aforesaid deed from Raymond to Hollifield; thence easterly along said northerly line of premises described in the aforesaid deed from Raymond to Hollifield to the westerly sideline of said Mud Pond Road and the point of beginning.

Being all and the same premises as described in a deed from Sandra J. Stanley f/k/a Sandra Hollifield to Eugene F. Stanley, Jr. and Sandra J. Stanley, dated October 05, 2011 and recorded in Book 12624, Page 323 in the Penobscot County Registry of Deeds.

Witness our hands and seals this 7th day of July 2017.

Witness

EUGENE F. STANLEY, JR.

Witness

SANDRA J. STANLEY

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Amy A. Jipson (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT 164 Mud Pond Road , Prentiss township, ME 04487

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards **(check one below):**

___ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

_____

X Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller **(check one below):**

___ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____

_____

X Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has **(check one below):**

___ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

___ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	Seller **Amy A. Jipson** Amy A. Jipson	Date 5/23/25
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Agent **Vicki Peters** Vicki Peters	Date 5-23-2025

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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.

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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*