

VICTORIAN STYLE HOME

COUNTRY HOME | HISTORIC HOME

Built in 1850

**8 Leighton Point Rd,
Pembroke**

3-Bedroom Home



\$245,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





This large, Victorian, waterfront home in Pembroke may be just what you have been looking for. With a generous amount of space, character details and an updated kitchen, this home is a wonderful combination of beauty and easy living. As you enter the front door, you find a grand entry with slate floor and room for coats and shoes.

Into the living space, you will be delighted to see the antique wood floors, double bay windows, and beautiful Vermont Castings propane stove. The first floor also includes a full bathroom with a new washer and dryer. The open and updated kitchen with walk-in pantry comes next, with interior basement access and finally you'll find a bonus room with woodstove and also a back porch to access the yard.



Upstairs there are three large bedrooms with sizable closets, a sitting room and a half bath. Walking outside, the backyard feels very private and includes a wood shed and a charming garden shed ready for your use. In addition, the property curves around behind the nearby church and cascades down to the tidal water of Willow Brook which connects to the Pennamaquan River and eventually out into Cobscook Bay. The view from this part of the garden is so serene.

This lovely home is situated neatly in town and yet feels very calm and private. It is also notable that Pembroke itself is about halfway between Calais and Machias, both of which have shopping and hospital services. Walmart even delivers to Pembroke! Come and see how you will arrange this home to suit your every need!



**Lifestyle
Properties
of Maine**





8 LEIGHTON POINT RD, PEMBROKE

PRICE

\$245,000

TAXES

\$972/2025

0.9± ACRES

BUILT IN 1850

2,750± SQFT

ROAD FRONTAGE 65FT

HOW FAR TO...



Shopping | Dollar General, 0.3± miles



Hospital | Calais, 22± miles



Airport | Bangor, 107± miles



Interstate | Hermon, 107± miles



City | Calais, 21± Miles



Boston | 337± miles 5 Hours 9 Minutes



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Celeste Herbrandson

Sales Agent, REALTOR



507.512.0604 cell



207.794.6164 office



celesteherbrandson@gmail.com



113 W Broadway Lincoln, ME 04457

“Welcome to Maine, Honey!” That’s the friendly greeting I remember often of our first months in a new state. In 2023, my husband and I relocated our family and small farm to Downeast Maine.

It was an enormous undertaking for a family of eight. Now that we are settled in Pembroke, I am ready to assist you in finding your perfect property or to help you to sell a property that is special to you. Being a homemaker and homeschooling mom for 20 years, I know the value of home. I know what it is like to leave a place you love and also what it’s like to look for a place that resonates with you and has the characteristics that meet your needs. My love of beauty, design, nature and functionality will be an asset in finding a quality property for you and also in marketing your property in the best way possible. As your agent, my goal will always be to serve and support you in a way that makes buying or selling smooth and easy.



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MUNICIPAL CONTACTS

Police

Washington County Sheriff
(207) 255-4422

Fire

Pembroke
(207) 726-5586

Town Office

P.o Box 247 Pembroke, ME 04666
(207) 726-2036
Hours Vary -pembrokemaine.org

Tax Assessor

Tony Bennett
selectmanbennett@gmail.com

Code Enforcement

Steve Cox
(207) 263-6887

8 Leighton Point Rd, Pembroke, ME, 04666

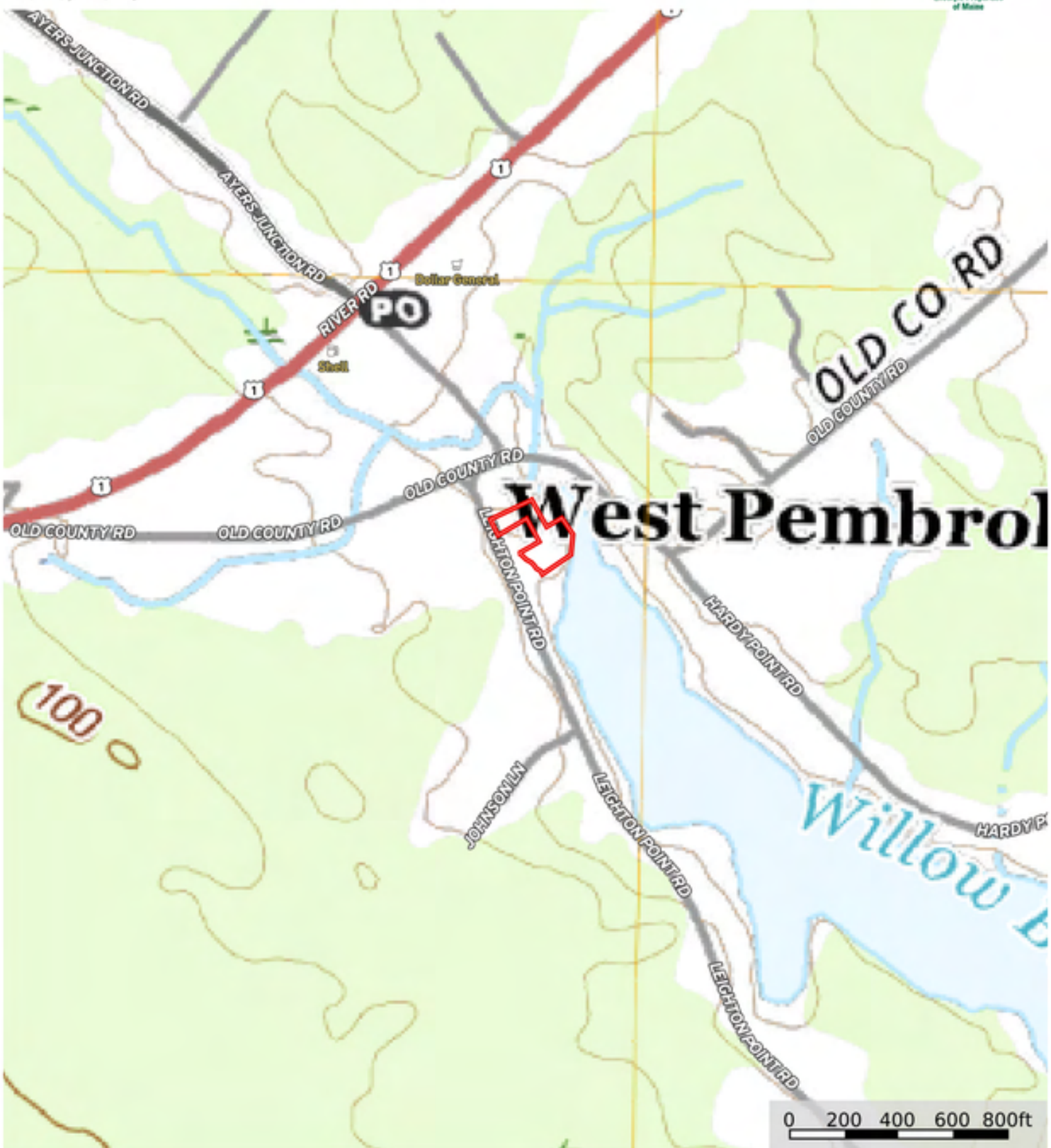
Maine, AC +/-



Boundary

8 Leighton Point Rd, Pembroke, ME, 04666

Maine, AC +/-



Boundary



THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR CONVEYANCES



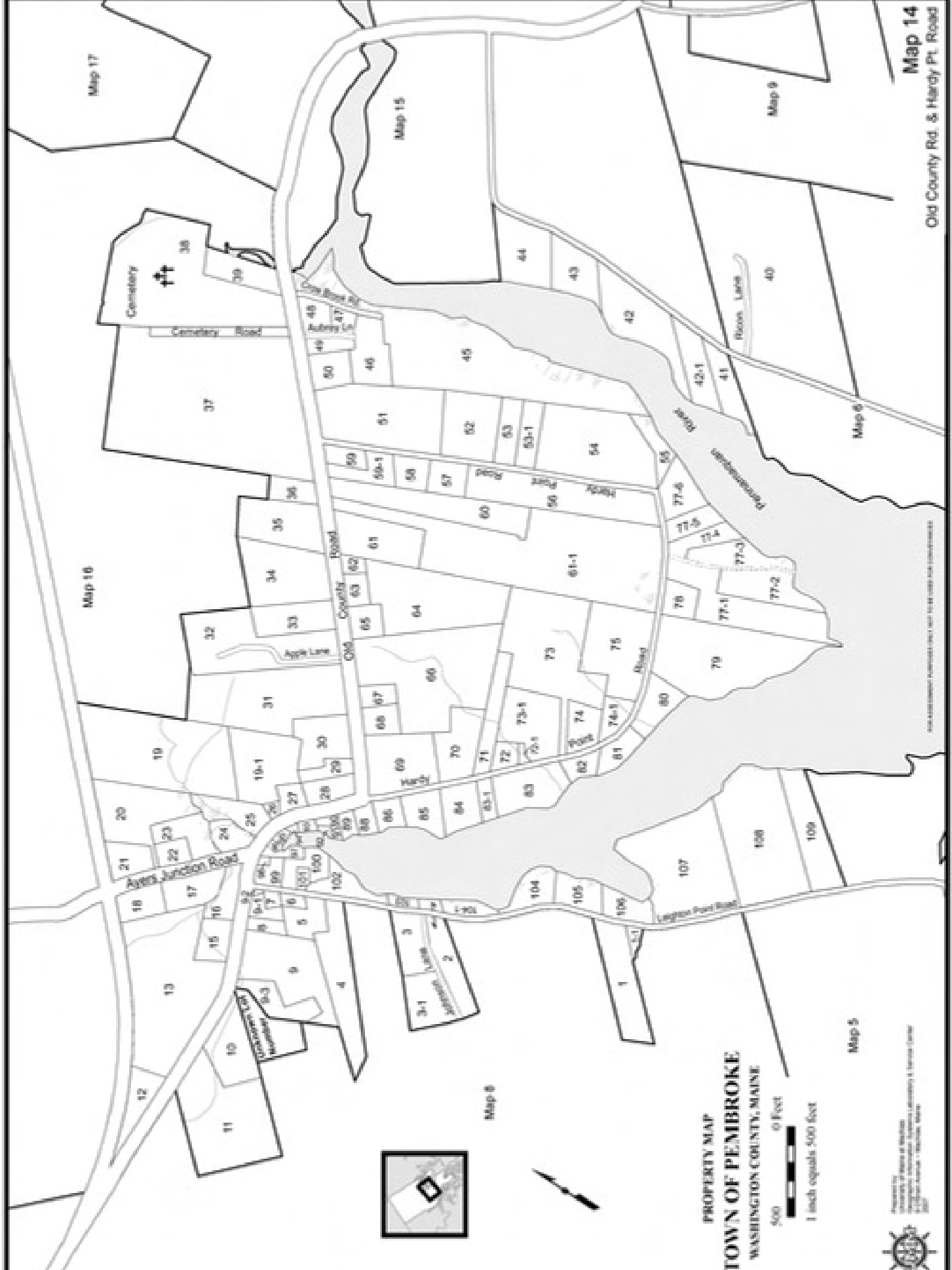
PROPERTY MAP
TOWN OF PEMBROKE
WASHINGTON COUNTY, MAINE

500 0 Feet
1 inch equals 500 feet



Map 8

Map 5



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: 12/04/2024 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? Well was bleached. Reverse Osmosis system installed.

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Side Yard under lighthouse

Installed by: unknown

Date of Installation: unknown

USE: Number of persons currently using system: 2

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

Comments: well inscription reads "Lord Well Drilling"

Source of Section I information: Seller and Previous Disclosure

Buyer Initials _____

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Seller Initials MBS

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: Beyond driveway in backyard OR ☐ Unknown

Date installed: unknown Date last pumped: 6/20 Name of pumping company: unknown

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: unknown

Leach Field: ☐ Yes ☐ No ☐ Unknown

If Yes, Location: In backyard near shed

Date of installation of leach field: unknown Installed by: unknown

Date of last servicing of leach field: unknown 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: Inspected by Maine Health and Human Services 11/29/2024

Source of Section II information: Seller, Previous Disclosure, Maine Dept.of HHS Report

Buyer Initials _____

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Seller Initials MBJ _____

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	FHA	Gas Stove	BASEBOARDS	WOOD STOVE
Age of system(s) or source(s)	1994	2023	2025	FALL 2025
TYPE(S) of Fuel	OIL	Propane	ELECTRIC	WOOD
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	SEE COMMENTS	less than 1200 gal SEE COMMENTS	SEE COMMENTS	2 CORDS SEE COMMENTS
Name of company that services system(s) or source(s)	TAMMARO	TAMMARO	FORREST BEAL	TAMMARO
Date of most recent service call	SUMMER 2025	SERVICED FALL		
Malfunctions per system(s) or source(s) within past 2 years	NONE	NONE	NONE	
Other pertinent information	New Air Handler 2025	IN LIVING ROOM	2 NEW UPSTAIRS 1 NOT USED DOWNSTAIRS	

Are there fuel supply lines? ☒ Yes ☐ No ☐ Unknown

Are any buried? ☐ Yes ☒ No ☐ Unknown

Are all sleeved? ☒ Yes ☐ No ☐ Unknown

Chimney(s): ☒ Yes ☐ No

If Yes, are they lined: ☒ Yes ☐ No ☐ Unknown

Is more than one heat source vented through one flue? ☐ Yes ☒ No ☐ Unknown

Had a chimney fire: ☐ Yes ☒ No ☐ Unknown

Has chimney(s) been inspected? ☒ Yes ☐ No ☐ Unknown

If Yes, date: _____

Date chimney(s) last cleaned: _____

Direct and/or Power Vent(s): ☐ Yes ☒ No ☐ Unknown

Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown

If Yes, date: _____

Comments: More propane and electricity was used for heating due to not using furnace because of roofing error. Tammaro inspected chimneys at service dates.

Source of Section III information: Seller, Previous Disclosure

SECTION IV - HAZARDOUS MATERIAL

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

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☐ No ☒ Unknown

If Yes, are tanks in current use? ☐ Yes ☐ No ☒ Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☒ Unknown

Are tanks registered with DEP? ☐ Yes ☐ No ☒ Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

Buyer Initials _____

Page 3 of 8

Seller Initials MBJ

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

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

Comments: Seller has no knowledge of underground storage tanks.

Source of information: Seller, Previous Disclosure

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: Town Records note asbestos siding. Seller did not test or change siding.

Source of information: Tax Record, Seller, Previous Disclosure

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: Seller has no knowledge of methamphetamine.

Source of information: Seller

Buyer Initials _____

Seller Initials MS

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: Age of Home

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: Some interior doors have flaking paint. Home has been repainted.

Source of information: Seller, Previous Disclosure

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Other: Seller has no knowledge of hazardous material.

Source of information: Seller, Previous Disclosure

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: Previous Disclosure, 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? _____

Road Association Name (if known): _____

Source of information: Seller, Tax Map

Buyer Initials _____

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Seller Initials MSA

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?

Zone AE

Relevant Panel Number: 23029C1183E Year: 2017 (Attach a copy)

Comments: Part of the property appears to touch Zone AE- Not near house or buildings

Source of Section VI information: Seller, Previous Disclosure, FEMA map

Buyer Initials _____

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Seller Initials MS

PROPERTY LOCATED AT: 8 Leighton Point Road, Pembroke, ME 04666

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: Homestead Exemption

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: Propane Tank

Year Principal Structure Built: 1850 What year did Seller acquire property? 2025

Roof: Year Shingles/Other Installed: June/July 2025

Water, moisture or leakage: No

Comments: Moisture was present in attic prior to roof being replaced.

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: Vapor barrier and gravel were added to cellar floor.

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: Upgraded Electrical service and panel 2025.

Has all or a portion of the property been surveyed? ☐ Yes ☒ No ☐ Unknown

If Yes, is the survey available? ☐ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ Unknown

Modular ☐ Yes ☐ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... ☐ Yes ☒ No ☐ Unknown

Comments: _____

Buyer Initials _____

Page 7 of 8

Seller Initials

MBJ.

PROPERTY LOCATED AT: 8 Leighton Point Road, Pembroke, ME 04666

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Basement beam has dry rot. Seller has remedied this by adding horizontal and vertical supports. Furnace lacks proper venting due to roofing error.

Comments: Furnace itself is functional, but venting needs to be remedied.

Source of Section VII information: Seller, Previous Disclosure, Town Records

SECTION VIII - ADDITIONAL INFORMATION

NEW in 2025 :Whole House Reverse Osmosis System, Hybrid Water Heater, Sump Pump, Electrical Panel, Refrigerator, Gas Range, Dishwasher, Wood Stove, Washer, Dryer, Remodeled Kitchen, Roof

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.

Michelle Fountain : 4/21/26
SELLER DATE SELLER DATE
Michelle Fountain

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



WARRANTY DEED
DLN# 2377002

Kathleen Santa Hachey and David Raymond Hachey, both of Pembroke, County of Washington and State of Maine, for consideration paid, GRANT to **Michelle Barnard Fountain**, of Fort Wayne, County of Allen and State of Indiana, with Warranty Covenants, a certain lot or parcel of land, with any buildings or improvements thereon, situated in Pembroke, County of Washington, and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land, with all buildings thereon, situated in Pembroke, Washington County, Maine and bounded and described as follows:

Beginning at the southerly corner of the West Pembroke Methodist Vestry lot and running thence in a southwesterly direction to an iron stake set in the ground near an old apple tree; thence in a general northeasterly direction to a pine tree on the westerly bank of the West Branch of Pennamaquan Bay at the head of the Tide, so-called; thence following the shore of said West Branch to the easterly line of land formerly of Bertram E. Frost, now of Wesley Clark; thence following said easterly line of said Frost (now Clark) to the southerly corner of said Frost (now Clark) lot; thence by the southerly line of said Frost (now Clark) lot in a general westerly direction to the easterly corner of land formerly of John W. Boynton; thence southerly by said Boynton land and land of George Washington Lodge No. 123 of I.O.O.F. to the highway leading from West Pembroke Village to Leighton's Point, so-called; thence in a general southeasterly direction by said road to the line of land of said West Pembroke Methodist Vestry; thence northeasterly southerly and southwesterly by said Vestry lot to the southerly corner of said Vestry lot and place of beginning.

Being all and the same premises as described in a deed from Lillian B. Kennedy to Kathleen Santa Hachey and David Raymond Hachey, dated October 20, 2022 and recorded in Book 4962, Page 29, in the Washington County Registry of Deeds.

WITNESS our hands and seals this 24 day of January, 2025.

Witness

Witness

Kathleen Santa Hachey

David Raymond Hachey

STATE OF MAINE

COUNTY OF Penobscot, ss

January 24, 2025.

Personally appeared the above named Kathleen Santa Hachey and David Raymond Hachey and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public

(Print Name and Affix Seal)

NICHOLE C. JIPSON
Notary Public, State of Maine
My Commission Expires Nov. 4, 2028

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Michelle Fountain

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 8 Leighton Point Road, Pembroke, ME 04666

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 _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent _____ Date _____

Michelle B Fountain 4/20/26

Seller Michelle Fountain Date

Seller _____ Date _____

Seller _____ Date _____

Seller _____ Date _____

Seller _____ Date _____

Celeste Herbrandson 4/21/26

Agent Celeste Herbrandson Date



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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