

COUNTRY HOME

RECREATIONAL PROPERTY | HUNTING

Rural Living in Maine

1736 Park St, Prentiss Twp

1,312± SQFT



\$115,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



Table of **CONTENTS**

03

PROPERTY DETAILS & DESCRIPTION

06

MEET YOUR AGENT

07

MUNICIPAL CONTACTS

08

MAPS

11

PROPERTY DISCLOSURE

19

DEED

Scan to view the
full property details
and video!

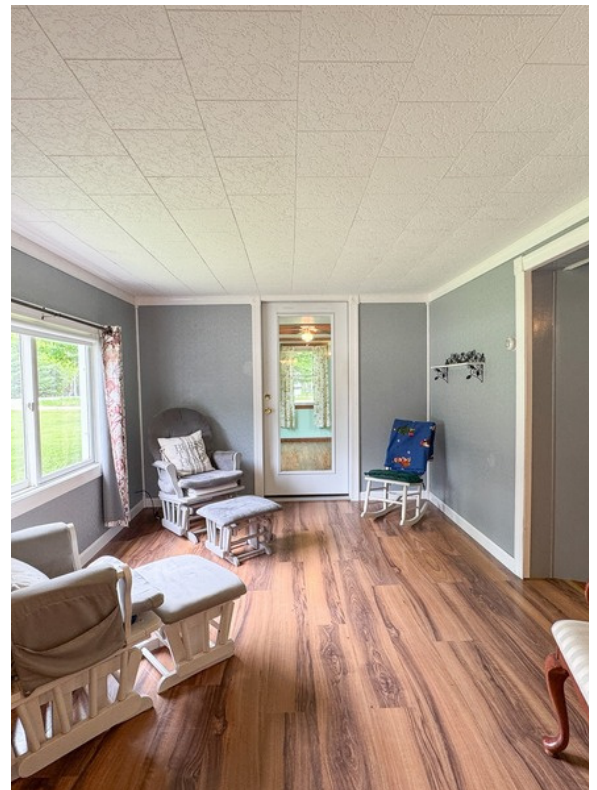




Photography by Mayhem Media

Looking for an affordable getaway, hunting camp, or year-round home in the heart of Maine? This 3-bedroom, 1-bath property in Prentiss Township offers 1,312 square feet of living space on a 1-acre lot surrounded by the natural beauty and outdoor recreation that Penobscot County is known for.

The home features a convenient first-floor bedroom, spacious living areas, and an FHA heating system that is only 2 years old. Outside, you'll find a 1-car garage and an oversized shed, providing plenty of room for vehicles, tools, outdoor gear, and recreational equipment.



This property includes two drilled wells, a septic system with a leach field that was pumped in 2024. The home was remodeled in 1985 and offers an excellent opportunity for those seeking a primary residence, seasonal retreat, or hunting camp. Located in an area known for abundant wildlife, hunting, ATV riding, and other outdoor activities, this property is ideal for outdoor enthusiasts looking to enjoy all that Maine has to offer.

With low annual taxes of just \$998, this property offers affordability and versatility in a peaceful rural setting. Don't miss your chance to own a piece of Maine's great outdoors!



**Lifestyle
Properties
of Maine**





1736 PARK ST, PRENTISS TWP

PRICE

\$115,000

TAXES

\$998/2025

1± ACRES

BUILT IN 1950

1,312± SQFT

ROAD FRONTAGE 230FT

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



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



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



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Penobscot County Sheriff
(207) 947-4585

Fire

Springfield Vol Fire Dept.
(207) 738-4134

Town Office

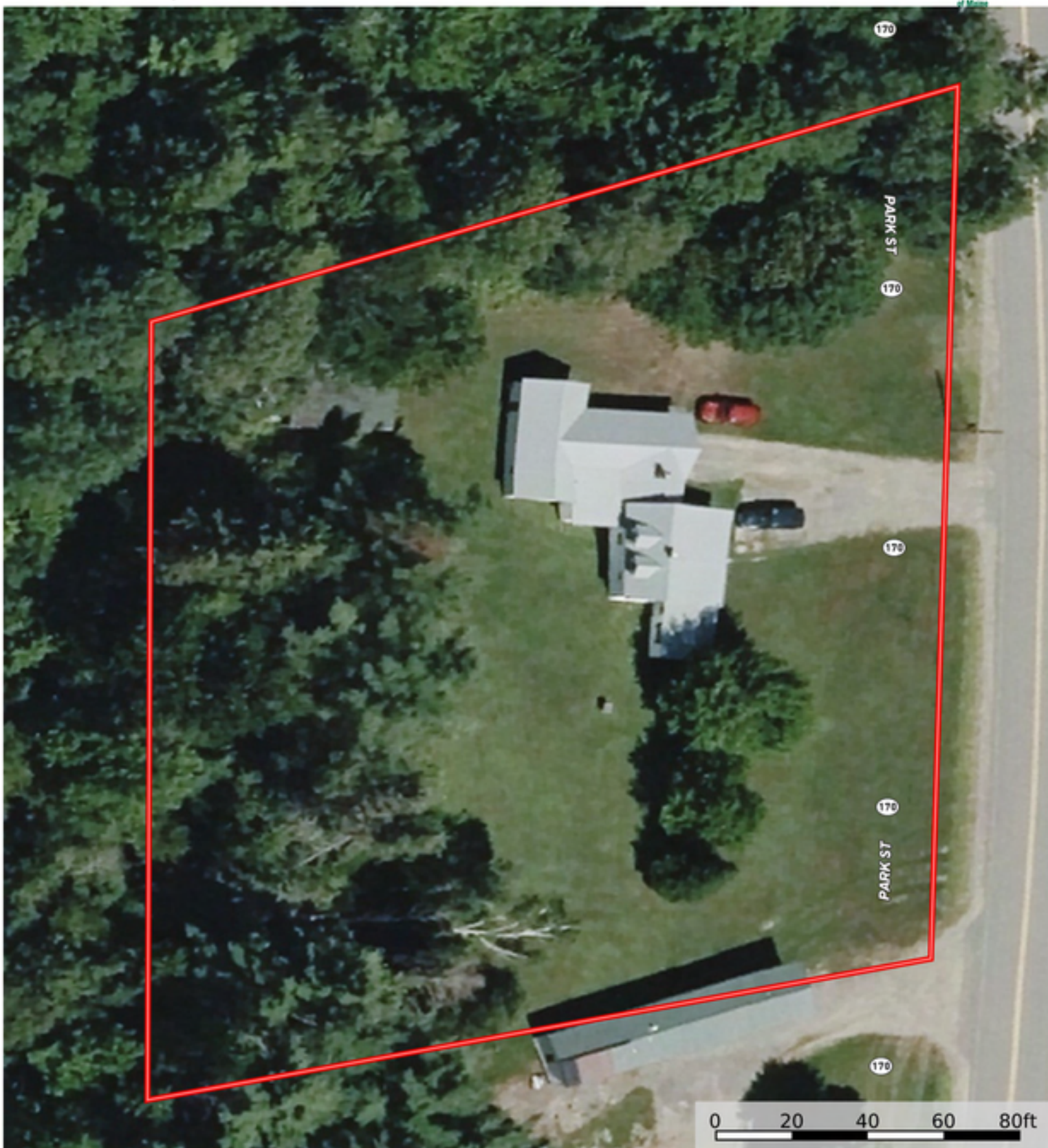
LUPC
(207) 695-2466

Tax Assessor

LUPC
(207) 695-2466

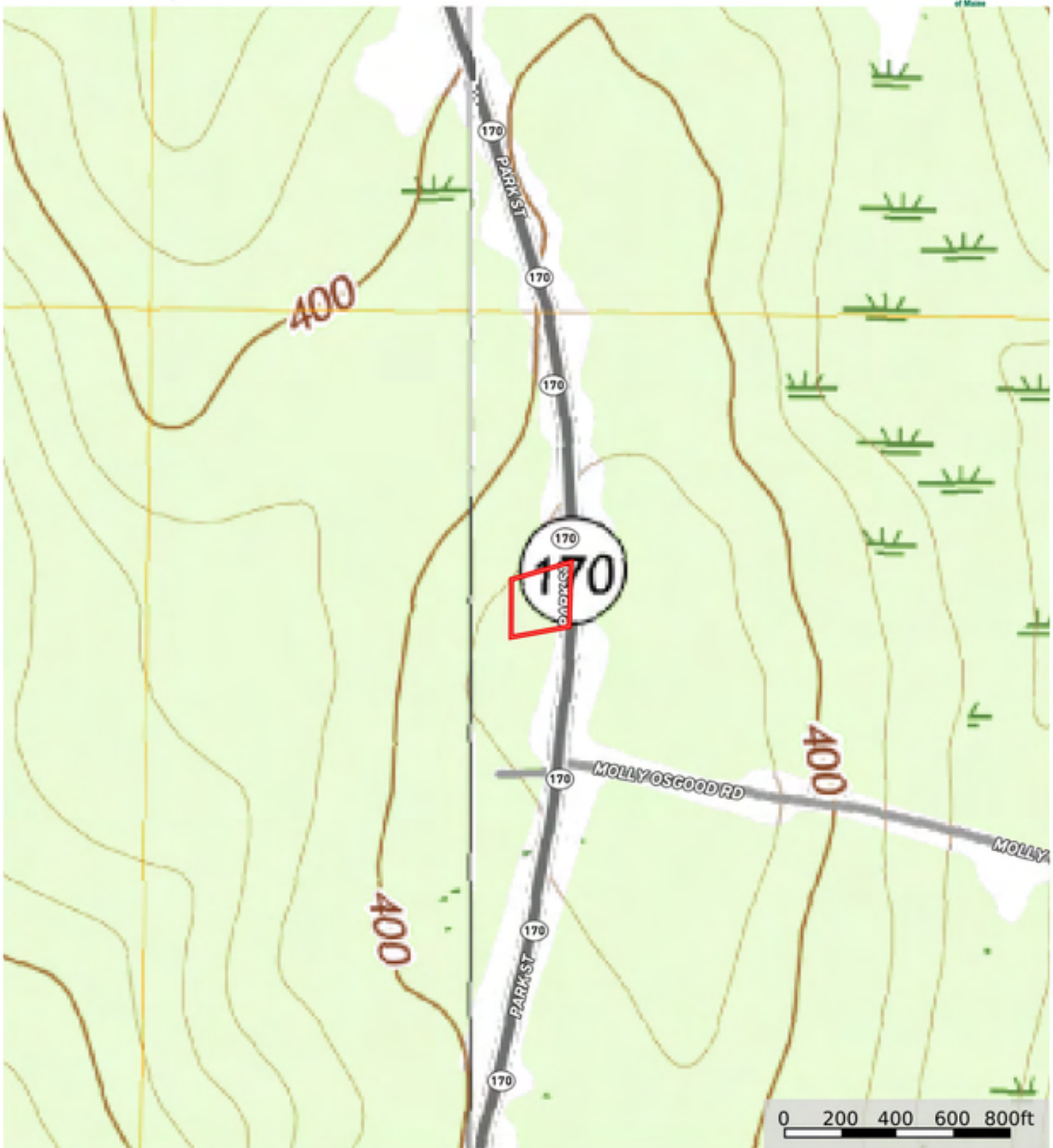
Code Enforcement

LUPC
(207) 695-2466



Boundary





Boundary

Prentiss TWP - 1736 Park Street
Penobscot County, Maine, 1 AC +/-



PROPERTY LOCATED AT: 1736 Park Street, Prentiss township,

PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I - WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the
(public/private/other) water system?

Pump (if any): _____ ☐ N/A ☐ Yes ☒ No ☐ Unknown
Quantity: _____ ☐ Yes ☒ No ☐ Unknown
Quality: _____ ☐ Yes ☒ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? _____ ☐ Yes ☒ No
If Yes, Date of most recent test: _____ Are test results available? .. ☐ Yes ☐ No
To your knowledge, have any test results ever been reported as unsatisfactory
or satisfactory with notation? _____ ☐ Yes ☐ No
If Yes, are test results available? _____ ☐ Yes ☐ No
What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: well behind 7th house, well house (N/A in use)

Installed by: NA

Date of Installation: 1975

USE: Number of persons currently using system: 0

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

Comments: well is property. Both Drilled.

Source of Section I information: _____

Buyer Initials _____ Page 1 of 8 Seller Initials SA

SECTION II - WASTE WATER DISPOSALTYPE 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: Behind Garage where Earth is Mowed OR ☐ UnknownDate installed: 1991 Date last pumped: 2021 Name of pumping company: Auto-SepticHave you experienced any malfunctions? _____ ☐ Yes ☒ No

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

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: _____ ☒ Yes ☐ No ☐ UnknownIf Yes, Location: Behind SepticDate of installation of leach field: 1991 Installed by: UNKNOWN

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 ☐ NoIf Yes, are they available? _____ ☒ Yes ☐ NoIs System located in a Shoreland Zone? _____ ☐ Yes ☒ No ☐ UnknownComments: NoneSource of Section II information: Collection

Buyer Initials _____

Page 2 of 8

Seller Initials S.S.

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	<u>HEAT</u>	<u>HEAT</u>	<u>HEAT</u>	<u>HEAT</u>
Age of system(s) or source(s)	<u>2005</u>			
TYPE(S) of Fuel	<u>oil</u>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<u>1200 gal</u>			
Name of company that services system(s) or source(s)	<u>Trey Oakes</u>			
Date of most recent service call	<u>12/12/2005</u>			
Malfunctions per system(s) or source(s) within past 2 years	<u>None</u>			
Other pertinent information	<u>None</u>			

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? ☐ Yes ☐ No ☒ UnknownAre all sleeved? ☐ Yes ☐ No ☒ UnknownChimney(s): ☒ Yes ☐ NoIf Yes, are they lined: ☐ Yes ☐ No ☒ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ☐ Yes ☐ No ☐ Unknown

If Yes, date: _____

Date chimney(s) last cleaned: _____

Direct and/or Power Vent(s): ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: _____

Comments: Chimney in garage not in useSource of Section III information: Seller**SECTION IV - HAZARDOUS MATERIAL**

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

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

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

Location: _____

Buyer Initials _____

Page 3 of 8

Seller Initials AS

PROPERTY LOCATED AT: 1736 Park Street, Prentiss township.

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: _____

Buyer Initials _____

Page 4 of 8

Seller Initials JS

PROPERTY LOCATED AT: 1736 Park Street, Prentiss township,

F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... Yes ☐ No ☐ Unknown ☒ Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☐ No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☐ No

Comments: _____

Source of information: _____

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: Neighbor has Easement (Driveway)

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: _____

Buyer Initials _____

Page 5 of 8

Seller Initials

SS

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: _____

Buyer Initials _____

Page 6 of 8

Seller Initials

JS

PROPERTY LOCATED AT: 1736 Park Street, Prentiss township,

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: _____

Year Principal Structure Built: 1950/1985 What year did Seller acquire property? 2011

Roof: Year Shingles/Other Installed: 2013-Metal

Water, moisture or leakage: none

Comments: none

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: _____

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 SS

PROPERTY LOCATED AT: 1736 Park Street, Prentiss township.

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: _____

Source of Section VII information: _____

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.

Sandra Stanley
SELLER
Sandra J. Stanley

5-22-24
DATE

SELLER

DATE

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

NOT
LEO D. HERSOM, A/K/A LEO HERSON and GLORIA B. HERSOM, A/K/A
GLORIA HERSON, husband and wife, both of Prentiss, in the County of Penobscot and State of
Maine, hereby grants and conveys to EUGENE F. STANLEY, JR. and SANDRA J. STANLEY,
husband and wife, both of Medway in the County of Penobscot and State of Maine, AS JOINT
TENANTS, the following described real estate to wit:

NOT
A certain lot or parcel of land, together with buildings thereon, if any, situated in Prentiss,
County of Penobscot and State of Maine, on the westerly side of the road leading from Kingman to
Springfield, more particularly described as follows to wit:

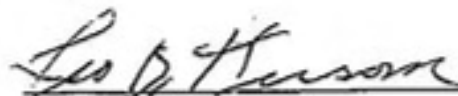
Beginning at a point on the westerly side of said road 455' in a
northerly direction along said road from the southeasterly corner of
the premises conveyed by Frank Noyes to Clair Worster, by deed
dated February 6, 1950, and recorded in Penobscot County Registry
of Deeds in Volume 1306, Page 310; thence at right angles with said
road in a westerly direction 230' to a point; thence at right angles in
a northerly direction and parallel with said road 230' to a point; thence
at right angles in an easterly direction 230' to a point on the westerly
side of said road; thence in a southerly direction along the westerly
side of said road 230' to point of beginning.

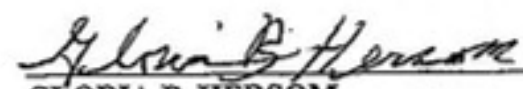
For Grantors source of title, see deed of Charles W. Morgan to Leo D. Hersom, (stated as Leo
Herson) and Gloria J. Hersom, (stated as Gloria Herson), dated September 19, 1973 and recorded
in Penobscot County Registry of Deeds in Volume 2469, Page 75.

The Grantors, herein hereby reserve in themselves a life estate in and to said described
premises. The said Leo D. Hersom and Gloria B. Hersom are to be responsible for the payment of
the real estate taxes, water and waste water assessments, maintenance and upkeep on said premises,
as well as to keep said premises insured against loss by fire or other hazard.

This conveyance is made subject to any and all easements, conditions, restrictions, covenants,
exceptions and reservations of record affecting the described property.

WITNESS our hands and seals this 9th day of April, 2011.


LEO D. HERSOM


GLORIA B. HERSOM

STATE OF MAINE NOT
PENOBSCOT, ss. AN

NOT
AN

April 9, 2011

OFFICIAL

OFFICIAL

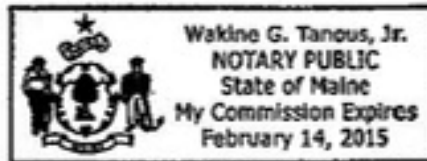
Personally appeared the above named, LEO D. HERSOM and GLORIA B. HERSOM, and acknowledged the foregoing instrument to be their free act and deed.

NOT
AN

NOT
AN

OFFICIAL Before me,
COPY

Wakine G. Tanous, Jr., Notary Public



No Transfer Tax Paid

PENOBSCOT COUNTY, MAINE

Supra F. Bulley
Register of Deeds

NOT AN OFFICIAL EASEMENT COPY
NOT AN OFFICIAL EASEMENT COPY

LEO HERSOM and GLORIA HERSOM (a/k/a Herson), of Prentiss, County of Penobscot and State of Maine, for consideration paid, release to SHIRLEY WORSTER, of Prentiss, County of Penobscot and State of Maine, a certain easement or paved right-of-way, in Prentiss, County of Penobscot and State of Maine extending in a general south-westerly direction from the westerly line of Route 170, one hundred (100) feet, more or less, to the northerly line of land of the Grantee. This easement is for the purpose of ingress and egress by foot or motor vehicle and is intended to be appurtenant to land of the Grantee as described in Penobscot County Registry of Deeds in Book 2469 Page 73. The Grantor's servient estate is recorded in the Penobscot County Registry of Deeds in Book 2469 Page 75.

WITNESS our hand and seal this 12th day of June, 2003.

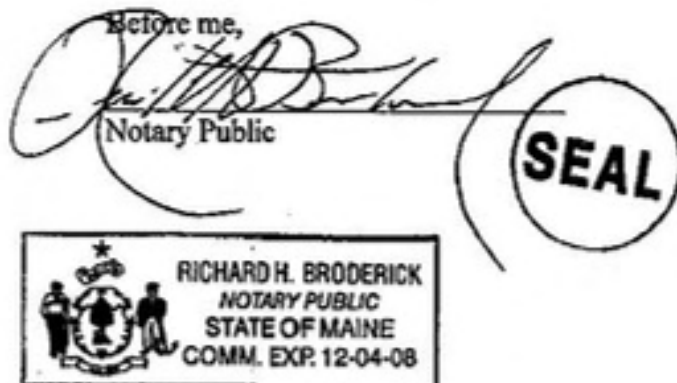
Leo Herson
LEO HERSOM

Gloria Herson
GLORIA HERSOM

STATE OF MAINE
PENOBSCOT, SS

June 12, 2003

Personally appeared the above-named LEO HERSOM and acknowledged the foregoing instrument to be his free act and deed.



PENOBSCOT COUNTY, MAINE

Susan F. Buley
Register of Deeds

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Sandra J. Stanley (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 1736 Park Street, Prentiss township,

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).

☒ 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).

☒ 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 _____

Sandra J. Stanley 5-27-26
Seller Sandra J. Stanley Date

Seller _____ Date _____

Seller _____ Date _____

Seller _____ Date _____

Vicki Peters
Agent Vicki Peters 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

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To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.



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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