

HOME IN-TOWN

HISTORIC PROPERTY | COASTAL PROPERTY

Large Two Story Home

21 Cutler Rd, East Machias

Antique Maine Home for
Sale



\$225,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM

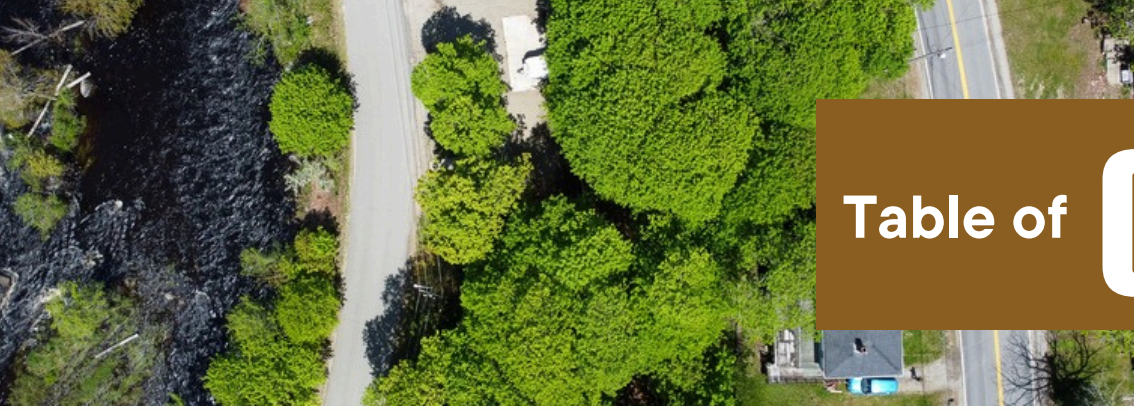


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DEED

Scan to view the
full property details
and video!

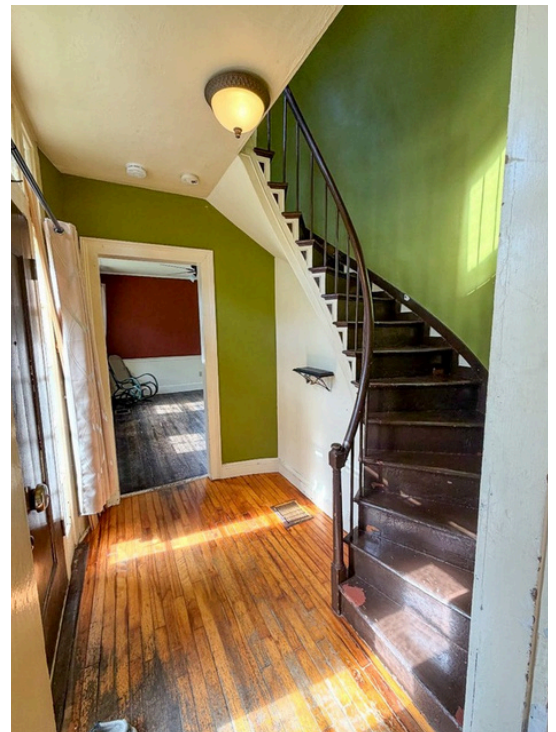




Photography by Mayhem Media

This stately, turn of the century colonial home, located in the heart of the East Machias historic district, is conveniently located within walking distance to Washington Academy, a private/public high school, one of Maine's oldest academies. John Hancock signed its charter in 1792, and east Machias resident students can elect to attend school there. The feel of old New England is certainly present as you stroll down the street passing other antique homes, churches and academy buildings.

As you step onto the property at 21 Cutler Rd., one is struck by both the home's massive footprint and the welcoming sounds of the East Machias River. Featuring 2 stories and a huge, unfinished basement, you can verify the integrity of the stone and brick foundation, and confirm it'll continue to stand strong and proud for the next century! The first floor boasts a roomy living and dining room, laundry, full bath and kitchen. An original spiral stairway ascends to the second floor where there are 3 bedrooms and a ½ bath. With 1800 sq. feet (measured) of living space, there's plenty of room for a growing family, your guests or all of your belongings! From the back deck, and the compact yard, seasonal views of the river can be enjoyed. There's even enough room for a garden, firepit or play area. The house is adorned with both gothic and federal features on the molding in the dining room as well as the built-ins.



Come be a part of the East Machias community, a small, close knit, community of approximately 1300 residents. Located only 10 minutes from Machias, all amenities you need are located there such as a major grocery store, hospital, University of Maine at Machias, restaurants, medical providers and gym. The sellers remarked it's been the pleasure of their lives to reside for decades here at this local landmark. "Now it's time to hand it off to new owners to enjoy," they say! With an affordable listing price, low taxes, great school and excellent location, why wouldn't you take a look?



**Lifestyle
Properties
of Maine**





21 CUTLER RD, EAST MACHIAS

PRICE

\$225,000

TAXES

\$1,605/2026

0.12± ACRES

BUILT IN 1800

1,800± SQFT

ROAD FRONTAGE 50FT

HOW FAR TO...



Shopping | Machias, 10± miles



Hospital | Machias, 10± miles



Airport | Bangor, 92± miles



Interstate | Exit 47, 86± miles



City | Bangor, 92± Miles



Boston | 325± miles 5 Hours
15 Minutes



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Suzanne Barrett

BROKER | ALC | REALTOR®



207.271.8777 cell



207.794.6164 office



suzanneuclp@gmail.com



113 W Broadway Lincoln, ME 04457

Scan to view
Suzanne's bio and
other listings



Biography:

Having spent the summers of her youth in Lubec, Suzanne realized her dream of residing in Washington County after graduating law school in 2001. Her daughter followed suit and landed in Saco, where Suzanne's three grandchildren reside. Needless to say, she is frequently on the road traveling back and forth to visit. It only expanded her love for Maine and allowed for further exploration of the eclectic Maine coastline. Taking a hiatus from real estate brokerage in 2007, Suzanne built a successful law practice and with her husband Jake, real estate investment venture. She is returning now to share her experience, skill and adoration for Maine in the form of real estate brokerage. Whether scouting properties for buyers or promoting them for sellers, you'll undoubtedly converse about gardening strategies, maybe gleaning, and anything pertaining to grandchildren and rescue animals (especially Brin, her rescue). Need yoga? Suzanne's a certified yoga instructor and can help you engage in practice with yoga circles, mindfulness, and personalized instruction. It's all here in Maine. Live where you'd vacation!



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@lifestyleproperties



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MUNICIPAL CONTACTS

Police

Washington County Sheriff's Dept.
911- emergency Non emergency-207.255.4422

Fire

E. Machias Fire Dept. 571 Main St., E.
Machias, ME.
207.255.3079

Town Office

32 Cutler Rd., PO Box 117 East Machias,
ME. Clerk, Tanya Wilder
207.255.8598

Tax Assessor

Call town
207.255.8598

Code Enforcement

Call town
207.255.8874

PROPERTY LOCATED AT: 21 Cutler Rd., East Machias, ME 04630**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: 2020 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: Rt. side of house

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: Water pump replaced in 2018.

Source of Section I information: Sellers

Buyer Initials _____

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Seller Initials BM LM

PROPERTY LOCATED AT: 21 Cutler Rd., East Machias, ME 04630

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: _____ OR ☐ Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: _____

Have 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 ☐ Unknown

If Yes, Location: _____

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

Date of last servicing of leach field: _____ Company servicing leach field: _____

Have you experienced any malfunctions? ☐ Yes ☐ No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

Do you have records of the design indicating the # of bedrooms the system was designed for? ☐ Yes ☐ No

If Yes, are they available? ☐ Yes ☐ No

Is System located in a Shoreland Zone? ☐ Yes ☐ No ☐ Unknown

Comments: N/A

Source of Section II information: Sellers

Buyer Initials _____

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Seller Initials BM LM _____

PROPERTY LOCATED AT: 21 Cutler Rd., East Machias, ME 04630

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	furnace			
Age of system(s) or source(s)	est. 25 years old			
TYPE(S) of Fuel	oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	avg. 200 gals per mo.			
Name of company that services system(s) or source(s)	RH Foster			
Date of most recent service call	UNK			
Malfunctions per system(s) or source(s) within past 2 years	No			
Other pertinent information	None			

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: approx. 18 years ago

Date chimney(s) last cleaned: unk.

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

If Yes, date: _____

Comments: Chimney pipe is metal asbestos, installed in est. 2010, runs all the way above the roof and covered and protected by box on rt. side of house.

Source of Section III information: Sellers

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: N/A

Buyer Initials _____

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Seller Initials BM LM

PROPERTY LOCATED AT: 21 Cutler Rd., East Machias, ME 04630What materials are, or were, stored in the tank(s)? N/AHave you experienced any problems such as leakage: ☐ Yes ☐ No ☐ UnknownComments: N/ASource of information: Sellers**B. ASBESTOS** - Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ UnknownIn the ceilings? ☐ Yes ☒ No ☐ UnknownIn the siding? ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ☐ Yes ☒ No ☐ UnknownOther: Horse hair plaster ☐ Yes ☒ No ☐ UnknownComments: It's sellers understanding there's no asbestos in the house but buyer should do diligence.Source of information: Seller**C. RADON/AIR** - Current or previously existing:Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ UnknownAre test results available? ☐ Yes ☐ No

Results/Comments: _____

Source of information: _____

D. RADON/WATER - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: 2020 By: unkResults: no radon, no arsenic

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ UnknownAre test results available? ☐ Yes ☒ NoResults/Comments: N/ASource of information: Sellers**E. METHAMPHETAMINE** - Current or previously existing: ☐ Yes ☒ No ☐ UnknownComments: N/ASource of information: Sellers

Buyer Initials _____

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Seller Initials BM LM

PROPERTY LOCATED AT: 21 Cutler Rd., East Machias, ME 04630**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 houseDo 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 ☒ NoComments: Lead paint remediated from dining room floor in 2004 by current sellers and from ceilings in (est.) 2000 by prior owner.Source of information: Sellers**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ UnknownOther: N/ASource of information: Seller**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.****SECTION V - ACCESS TO THE PROPERTY**Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

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 ☐ UnknownIf No, who is responsible for maintenance? N/ARoad Association Name (if known): N/ASource of information: Sellers

Buyer Initials _____

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Seller Initials BM LM

PROPERTY LOCATED AT: 21 Cutler Rd., East Machias, ME 04630**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?

N/ARelevant Panel Number: N/A Year: N/A (Attach a copy)Comments: N/ASource of Section VI information: Listing agent checked FEMA flood map in 06.2026

Buyer Initials _____

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Seller Initials BM LM

PROPERTY LOCATED AT: 21 Cutler Rd., East Machias, ME 04630**SECTION VII - GENERAL INFORMATION**

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....
 ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☐ No ☐ Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: _____

Year Principal Structure Built: 1800s What year did Seller acquire property? 2006

Roof: Year Shingles/Other Installed: approx. 2011, shingles warranted for 25 years

Water, moisture or leakage: No

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: none

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

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

Comments: none

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

Comments: Box new in 2020

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: wooden door frame off kitchen removed and replaced due to wasp infestation.

Buyer Initials _____

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Seller Initials BM LM

PROPERTY LOCATED AT: 21 Cutler Rd., East Machias, ME 04630

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None known. Buyer should do diligence and perform any and all inspections as house built in 1800s.

Comments: See above.Source of Section VII information: Sellers

SECTION VIII - ADDITIONAL INFORMATION

Box on rt. side of chimney fortified with shingles in spring, 2026. Fireplace in living room currently blocked off with insulation and suitable for wood stove only. Fireplace in dining room runs up through master bedroom and is the vent for the furnace. Additional 4' added to back of house in est. 1824, where kitchen is located. The pipes under the sink freeze in extreme cold. Sellers replaced pipes with rubber
Continued... See Addendum Additional information I

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.

Ben Mellenup 06/08/2026
 SELLER DATE
Benjamin Mellerup

SELLER DATE

Lois Mellerup 06/08/2026
 SELLER DATE
Lois Mellerup

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



ADDENDUM

PROPERTY: **21 Cutler Rd., East Machias, ME 04630**

1) Additional information

hoses, open cabinet doors and use a space heater to prevent freeze. Sellers don't leave tap water on b/c drain pipe may freeze. Pipes last froze in 2025. Rt. beam, Facia soffits and window box in basement repaired in spring, 2026. In 2000, home completely replumbed and rewired.

Date: 06/08/2026

Ben Mellenup
Signature

Date: 06/08/2026

Lois Mellenup
Signature

Date: _____

Signature

Date: _____

Signature

Addendum

WARRANTY DEED

I, **CHRISTINE L. SEELEY**, with a mailing address of 6 Lincoln Drive, Epsom, New Hampshire, 03234, for consideration paid, the receipt of which is hereby acknowledged, give, grant, bargain and sell to **LOIS ANN KUNTZ** and **LORI MELLERUP**, with a mailing address of P.O. Box 506, East Machias, Maine 04630, with **Warranty Covenants**, and as **Joint Tenants**, the following described property located in East Machias, Washington County Maine, viz:

A certain lot or parcel of land, together with any buildings and improvements thereon, described on Exhibit A, attached hereto and incorporated herein.

Meaning and intending to convey the same property described in a deed from Peoples Heritage Savings Bank to Christine L. Seeley dated August 19, 1999, recorded in Book 2370, Page 196 of the Washington County Registry of Deeds.

Together with all rights, privileges and appurtenances intended and conferred by 33 M.R.S.A. Sec.773 as amended.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all of the privileges and appurtenances thereof to the said Lois Ann Kuntz and Lori Mellerup as joint tenants, their heirs, successors and assigns to them and their use and behoof forever.

IN WITNESS WHEREOF, I, Christine L. Seeley, have hereunto set my hand and seal this 4th day of August, in the year of our Lord, 2006.

Shannon L. Ackley
Witness

Christine L. Seeley
Christine L. Seeley

STATE OF MAINE
Washington, ss.

Personally appeared Christine L. Seeley and made oath that the signing of this instrument is her free act and deed.

Date: August 4, 2006

Gloria J. Merrill
Notary Public/Maine Attorney

GLORIA J. MERRILL
Notary Public, Maine
My Commission Expires June 16, 2013

Typed/Printed Name of
Person Taking Acknowledgment

My commission expires:

SEAL

TRANSFER TAX PAID

Doc# 9008
Bk: 3174 Pg: 227

EXHIBIT A

A certain lot or parcel of land, together with any and all buildings and improvements thereon, situated in East Machias, Washington County, State of Maine, on the westerly side of High Street, bounded and described as follows:

Commencing at the northeast corner of the homestead owned or occupied by Pauline Seeds; thence running by a course of N 54° W (1899) two rods ten and one-half links to a stake; thence N 49° W (1899) one rod and eight links to a stake; thence N 41° E (1899) nine and two-thirds links to a post on the original dividing line between the Samuel Foster lot and the Cyrus Foster lot; thence continuing northwesterly by the line of the Cyrus Foster land to the lower corner of the plot of land heretofore the garden of said Foster; thence N 25° E (1879) six rods and nine links to a stake and stones; thence N 80° E (1879) on a line parallel with the dividing line between land heretofore of J.E.C. Seavey and land heretofore of Daniel Savage to said High Street; thence southerly by said street to the place of beginning.

This lot is subject to an easement to Bangor Hydro Electric Company dated November 1, 1979, recorded in the Washington County Registry of Deeds in book 1078, Page 73.

Received
Recorded Register of Deeds
Aug 04, 2006 02:31:23P
Washington County
Sharon D. Strout



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

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

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

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

You May Become A Client

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

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!
*Unless you enter into a written agreement
for agency representation, you are
a customer—not a client.*

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

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



Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine



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"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