

EQUINE PROPERTY

RECREATIONAL PROPERTY | HUNTING |
SUSTAINABLE/OFF-GRID

Unique off-grid Earthship

188 Nelson Dr, Waterford

18.7± Private Acres



\$439,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Experience sustainable living at its finest in this truly one-of-a-kind off-grid Earthship. This thoughtfully designed home features 2 bedrooms, 1 full bath, passive solar design, greenhouse growing spaces, and a stunning living grass roof that blends seamlessly into the landscape. Radiant heat runs throughout the impressive 102-foot concrete slab, providing year-round comfort and efficiency.

The home offers approximately 900 sq ft of living space and is attached to an expansive 30' x 68' garage and workshop, creating over 2,000 sq ft of additional space for vehicles, projects, storage, or a home-based business. Powered by a 1,200-watt solar array with supplemental wind power and using less than 400 gallons of propane annually, this property is designed for energy-efficient living.



Outside, you'll find a beautiful 30' x 40' hemlock post-and-beam barn complete with water, electricity, metal roof, and metal siding, along with a 10' x 20' chicken coop and fenced pasture areas ideal for horses and livestock. Wander among mature fruit trees, relax by the private pond, or enjoy the peaceful setting that makes this property feel like its own self-sustaining oasis.

A rare opportunity to own a truly unique home where sustainability, creativity, and functionality come together in perfect harmony.



**Lifestyle
Properties
of Maine**





188 NELSON DR, WATERFORD

PRICE

\$439,900

TAXES

\$3,051/2024

18.7± ACRES

BUILT IN 2010

2,000± SQFT

HOW FAR TO...



Shopping | Norway, 11± miles



Hospital | Norway, 17± miles



Airport | Oxford, 14± miles



Interstate | Exit 63, 40± miles



City | Portland, 50± Miles



Boston | 155± miles 3 Hours
15 Minutes



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Spencer Wood

ASSOCIATE BROKER | REALTOR®



603.568.2475 cell



207.794.6164 office



spencer@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Spencer's bio and
other listings



Testimonial:

'My husband and I would like to thank Spencer for helping us sell our property in Addison. He was so helpful guiding us through the whole process from listing, to negotiating, to closing. Spencer would always return my phone calls or text promptly. If we ever need a realtor again we would want to have Spencer and would highly recommend him to others.'

Ann Fernald



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Oxford County Sheriff's Office
(207) 743-9554

Fire

Waterford Fire Department
(207) 583-2410

Town Office

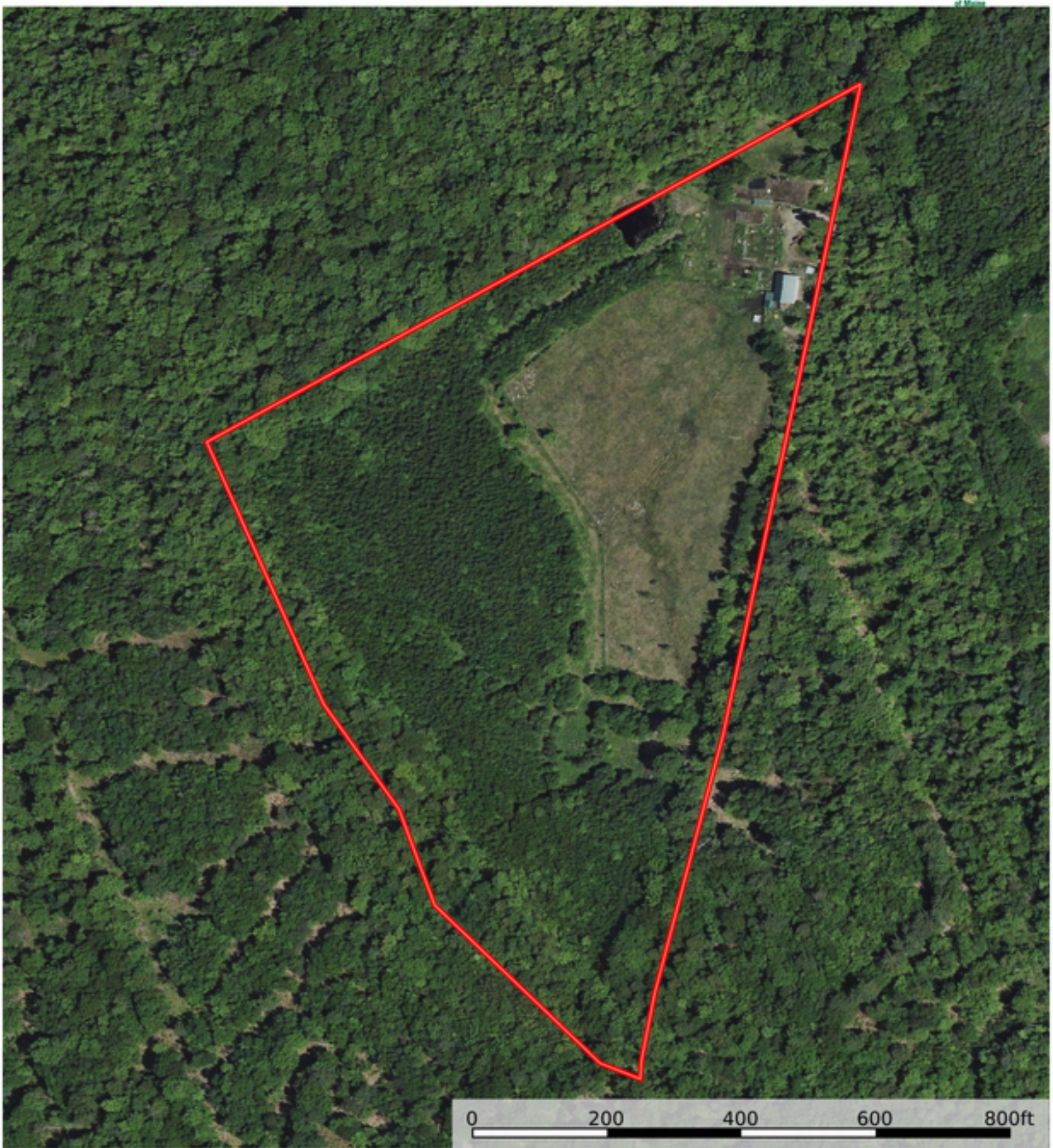
366 Valley Road Waterford, ME 04088
(207) 583-4403
Tues: 7:30 AM – 4:30 PM
Wed: 7:30 AM – 5PM
Thur: 7:30 AM – 4:30 PM
Fri: 7:30 AM – 5PM
Closed: Monday & weekends

Tax Assessor

(207) 583-4403
townclerk@waterfordme.org

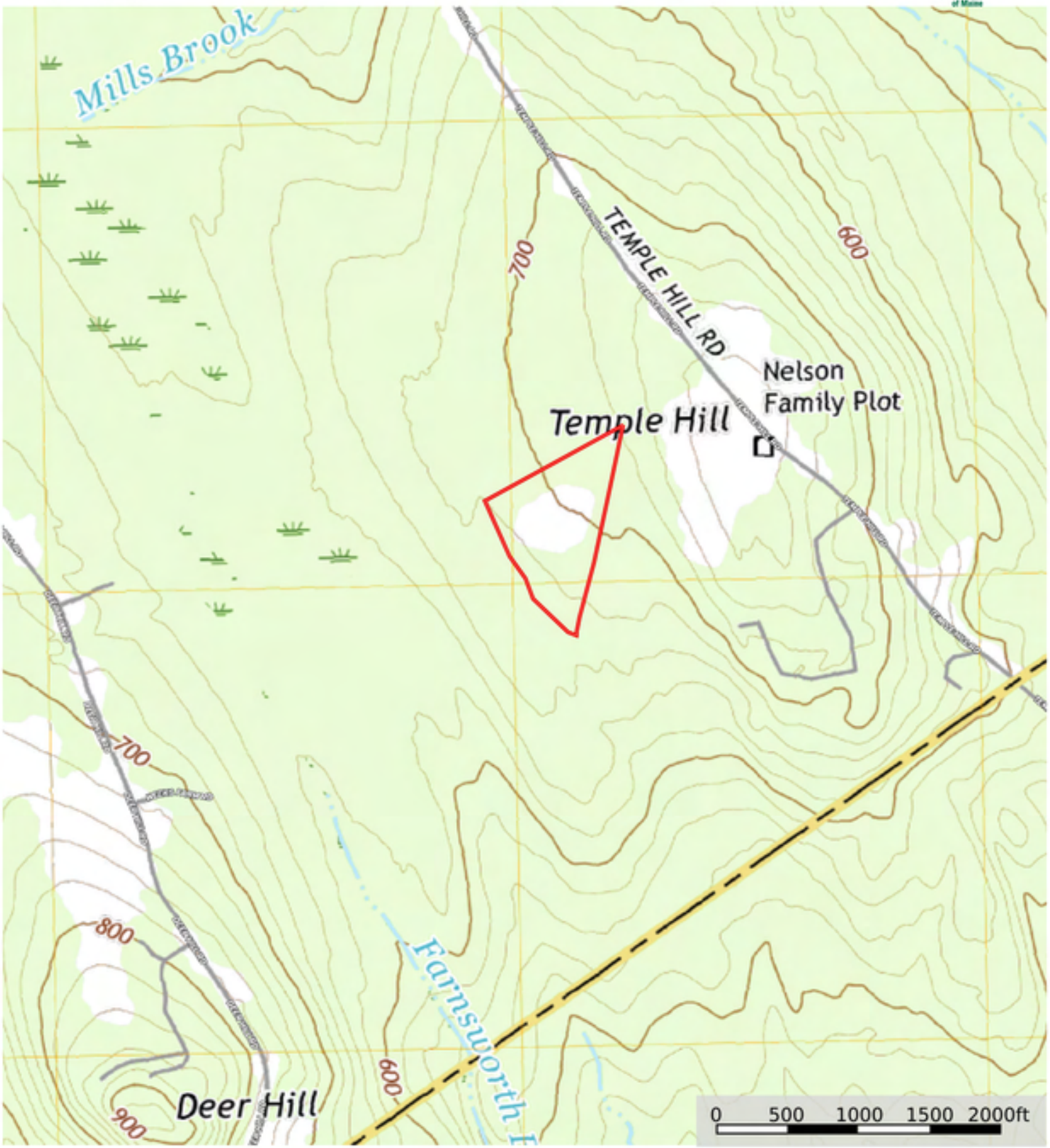
Code Enforcement

Code Enforcement Officer (CEO): Bill Haynes
Office Phone: (207) 583-2963
Cell Phone: (207) 743-1010



Boundary

188 Nelson Dr, Waterford, ME, 04088
Maine, AC +/-



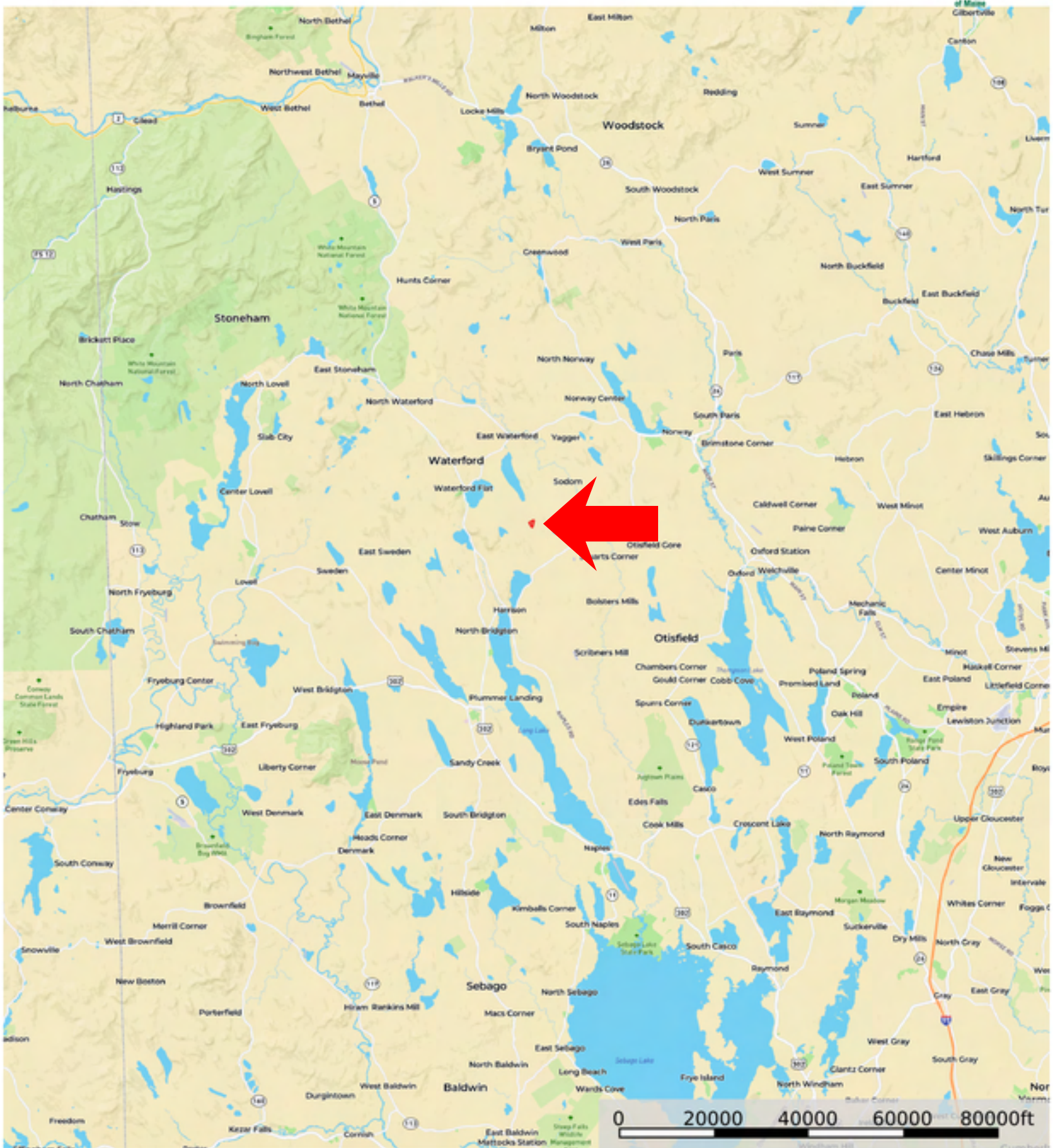
Boundary

188 Nelson Dr, Waterford, ME, 04088

Maine, AC +/-

United Country
Real Estate

Lifestyle Properties of Maine



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: in front of the house

Installed by: Affordable Well Drilling

Date of Installation: April 22, 2010

USE:

Number of persons currently using system: 2

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

Comments: _____

Source of Section I information: Well Database & Seller

Buyer Initials _____

Page 1 of 8

Seller Initials

LB UB

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 the house OR ☐ UnknownDate installed: 2010 Date last pumped: 2013 Name of pumping company: Dyer 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 the houseDate of installation of leach field: 2010 Installed by: SellerDate of last servicing of leach field: N/A Company servicing leach field: Dyer SepticHave 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 ☐ Unknown

Comments: _____

Source of Section II information: Seller

Buyer Initials _____

Page 2 of 8

Seller Initials LHB LRB

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	Radiant floor	Woodstove		
Age of system(s) or source(s)	2010			
TYPE(S) of Fuel	Electric <u>Propane</u>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<u>Let's</u>			
Name of company that services system(s) or source(s)	<u>Jim Reid Plumbing</u>			
Date of most recent service call	<u>N/A</u>			
Malfunctions per system(s) or source(s) within past 2 years	<u>N/A</u>			
Other pertinent information				

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: _____

Source of Section III information: Seller**SECTION IV - HAZARDOUS MATERIAL**

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

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☒ 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 AB GB

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

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

Comments: _____

Source of information: **Seller**

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

As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ Unknown

In the ceilings? ☐ Yes ☒ No ☐ Unknown

In the siding? ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ☐ Yes ☒ No ☐ Unknown

Other: ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: **Seller**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: _____ 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: **Seller**

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? ☐ Yes ☒ No

Results/Comments: _____

Source of information: **Seller**

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

Comments: _____

Source of information: **Seller**

* Initials _____

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Seller Initials _____

PROPERTY LOCATED AT: 188 Nelson Drive, waterford, ME

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: Seller

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: 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: Benefit of ROW

Source of information: Seller

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? Owner

Road Association Name (if known): none

Source of information: Seller

Buyer Initials _____

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Seller Initials LB GR _____

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: _____

Was 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: Seller

Buyer Initials _____

Page 6 of 8

Seller Initials _____

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 & Veterans

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: 2010 What year did Seller acquire property? 2009

Roof: Year Shingles/Other Installed: 2010

Water, moisture or leakage: _____

Comments: _____

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 _____

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Seller Initials _____

PROPERTY LOCATED AT: 1440 Auburn Drive, Waterford, MI
KNOWN MATERIAL, DEFECTS about Physical Condition and/or value of property, including those that may have an adverse impact on health/safety: _____

Comments: _____
Source of Section VII information: Seller

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.

SELLER	<u>Arian Barden</u>	DATE	SELLER	<u>Louise Barden</u>	DATE
SELLER	Arian Barden		SELLER	Louise Barden	

SELLER	DATE	SELLER	DATE
--------	------	--------	------

I/We have read and received a copy of this disclosure, the arsenic in wood flut sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER	DATE	BUYER	DATE
-------	------	-------	------

BUYER	DATE	BUYER	DATE
-------	------	-------	------



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WARRANTY DEED

Maine Statutory Short Form (Corporate Grantor)

Know all men by these presents that, **Suburban Homes, Inc.**, a Maine corporation with a place of business at Windham, Cumberland County, Maine and a mailing address of 97 Highland Cliff Road, Windham, ME 04062, for consideration paid, **grants to Allan J. Barden and Louise J. Barden** of Lyman, York County, Maine, as **joint tenants and not as tenants in common**, with a mailing address of 47 Old Pump Road, Lyman, Me 04002, with warranty covenants, the real property in **Waterford**, Oxford County, Maine, described as follows:

A certain lot or parcel of land situated in the Town of **Waterford**, County of Oxford, State of Maine and located on the westerly side of, but not abutting, the public road known as Temple Hill Road, bounded and described as follows:

The premises described on Exhibit A attached hereto and incorporated herein.

Bearings are referenced to True North.

Being the same premises this Grantor by warranty deed of William L. Wheelock dated May 17, 2005 and recorded in the Oxford (East) County Registry of Deeds in Book 3726, Page 56.

This conveyance is made subject to municipal zoning and land use ordinances and easements of record.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

In witness whereof, I, William L. Wheelock, the duly authorized President of **Suburban Homes, Inc.**, have hereunto set my hand and seal this 25th day of February, 2009.

Signed, sealed and delivered
in presence of

Suburban Homes, Inc.

Witness

By William L. Wheelock, Its President

State of Maine
Cumberland, ss.

February 25, 2009

Then personally appeared before me the above named William L. Wheelock, the duly authorized President of **Suburban homes, Inc.**, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Grantor corporation.

Laurence P. Minott, Jr., Esq.
Maine Attorney at Law

Exhibit A

Grantees: Allan J. Barden and Louise J. Barden
Grantor: Suburban Homes, Inc.
Premises: Land located westerly of the Temple Hill Road on the northerly side of the Weeks Farm Road (so-called)

A certain lot or parcel of land situated in the Town of Waterford, County of Oxford and State of Maine, lying westerly of the Temple Hill Road, so-called, but not adjacent thereto, bounded and described as follows:

COMMENCING at an iron pin set on the northerly sideline of a right of way known as the Weeks Road and the southerly line of land now or formerly of George A. Miller;

Thence westerly and southwesterly along the northwesterly sideline of said Weeks Road, a distance of 1670 feet, more or less, to line of land of S.D. Warren Co.;

Thence in a general northwesterly direction, along line of land of said S.D. Warren Co., a distance of 1113 feet, more or less, to an iron pin for a corner set on the boundary line between Range 1 and Range 2 which also marks the line of land now or formerly of George A. Miller;

Thence in a general northeasterly direction along said Range Line and line of land of said George A. Miller, a distance of 1290 feet, more or less, to the iron pin at the **point of beginning**.

Meaning and intending to convey and hereby conveying precisely the same premises as conveyed in two parcels to Robert W. Drew and Anne B. Drew by Warranty Joint Tenancy Deed of Edward R. Niemi and Lois Niemi as recorded in the Oxford County Registry of Deeds in Book 1136, Page 130.

Also conveyed herewith is any appurtenant right of way I may have over the Weeks Road, so-called, from the Temple Hill Road to the premises herein conveyed. Further reference is made to the Deed of Jeremiah S. Burns (Book 1595, Page 5) for a description of said way.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by William L. Wheelock by Warranty Deed and recorded in the Oxford County Registry of Deeds in Book 3726, Page 55. See also a Warranty Deed from Richard T. Ayer and Beulah B. Ayer to William L. Wheelock dated April 14, 2005 and recorded in said Registry of Deeds in Book 3700, Page 259.

Received
Recorded Register of Deeds
Feb 26, 2009 11:51:02A
Oxford East County
Jane Rich

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS,

That I, Jeffrey J. Dyer of 564 Bisbeetown Rd Waterford, Me 04088
For consideration paid

Grant to: Allan & Louise Barden as joint tenants
188 Weeks Farm Road
Waterford, Maine 04088

A certain lot or parcel of land situated in the Town of Waterford, County of Oxford and State of Maine, Being more specifically described on Waterford Tax Maps as Map 3 Lot 3A recorded in Book 5282 Page 349.

Land commencing at an iron pin on the southerly side of an old county road known as the Week Road at the Northeasterly corner of land now or formerly of C. W. Kilgore; thence easterly on the southerly line of said Weeks Road Two Hundred Fifty-Seven feet (257'), more or less, to a stone wall :thence southwesterly along said stone wall and Hundred Ten Feet (710'), more or less, to a point where said stone wall turns westerly: thence Westerly along said wall Two Hundred Fifty-Three Feet (253') more or less ; Thence Northerly along line of land of said Kigore Four Hundred Three Feet (403') more or less, more or less, to point of beginning. Also hereby conveyed is a eighteen Foot (18') wide right of way from the above described property to the Temple Hill Road as reserved in a conveyance to Floyd R. Edwards, et al., under date of April 12, 1961.

Witness our hands this 31 day of May, 2016

Paula Barden
Camp Barden

Jeffrey J. Dyer
Jeffrey J. Dyer

May 31, 2016

STATE OF MAINE
Oxford, ss.

Personally appeared the above named Jeffrey Dyer and acknowledged the foregoing to be their free act and deed.

Before me,

Susan J. Graves
Printed name: Susan J. Graves
My commission expires: 12/11/20

SUSAN J. GRAVES
Notary Public, Maine
My Commission Expires December 11, 2020

MAINE REAL ESTATE
TRANSFER TAX PAID



Recorded: Oxford East County 5/31/2016 10:16:09 AM
Patricia A. Shearman Register of Deeds



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

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

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

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

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

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

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

You May Become A Client

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

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

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

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

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

WHAT IS A DISCLOSED DUAL AGENT?

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

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

Remember!

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

THIS IS NOT A CONTRACT

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

To Be Completed By Licensee

This form was presented on (date) _____

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

by _____
Licensee's Name

on behalf of _____
Company/Agency

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

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



Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine



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

lifestylepropertiesofmaine.com and 4 more links



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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