



# Pleasant Lake Cottage

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\$329,500

54 Oak Lane  
Alexander, Maine  
04694

United  
Country  
Real Estate

Lifestyle  
Properties  
of Maine

This year-round Pleasant Lake cottage sits about 30' from your 157 feet of shoreline on this spring fed lake. The cottage has had a complete makeover in the past year to make it a year-round home including a new well and septic system. The 1-acre lot offers a nice amount of privacy and some incredible sunsets out over the lake!

This 800 sq ft cottage was totally redone over the past year to make it a year-round home. The cottage is fully insulated, with new windows and a metal roof. It is sitting on cement pads and has extra's to make sure it is fully supported, underneath was fully insulated and has automatic opening/closing ventilation installed. Electrical updates were done, 200 amp service installed, but 100 amp to cottage and the addition of a generator hook up. The new well produces 18 gallons a minute so water should never be an issue! The road is a private road for the owners on it, with it being a private ROW, there is no formal association, care and maintenance have always been mutually shared by the owners on the road. The floorplan is pretty open and "user friendly", offering great natural light and beautiful water views from the kitchen, dining, and the bedroom. There is a small loft over the bedroom to be used as a sleeping loft or for storage. On the back side you will find the utility closets with your mechanicals, a large new bathroom and laundry.



**Janine Hawkins**  
REALTOR®  
(207) 263-9089  
janine@lifestylepropertiesme.com

## Local Contacts

### Police

911

### Fire

Alexander Vol Fire Dept  
911

### Town Office

50 Cooper Rd  
(207) 454-3011

### Tax Assessor

Arlene Susan Carter  
(207) 952-0472

### Code Enforcement

Town Office  
(207) 454-3011

### School District

AOS 77  
(207) 853-2567



**SCAN THE  
QR CODE  
TO VIEW  
THE FULL  
PROPERTY  
DETAILS &  
VIDEO!**

## Proximity

### Shopping

Calais, 15± miles

### City

Calais, 15± miles

### Airport

Bangor, 83± miles

### Interstate

Exit #182A, 83± miles

### Hospital

Calais Community, 15± miles

### Boston, MA

321± miles (5± hours)

When the new septic and pump up leach field were installed, the sellers also had the drainage issue taken care of around the cottage adding French drains and diverting most of the water away from the cottage.

The cottage has not been added onto and 30% is allowed by the town. The sellers do have in place permits to add a 10 x 12 bedroom and an 8 x 10 mud room. Outside you also have a nice new storage shed by the side of the driveway.

Pleasant Lake: 339 acres, 36' maximum depth. Fishing normally produces landlock salmon, white perch, and small mouth bass.

Alexander was an unorganized township until immediately after statehood. For election purposes, Alexander was made Plantation #16 by the Legislature in 1820. Several years later the residents petitioned for Plantation #16 to become an incorporated town. The name Alexander was chosen, after Alexander Baring. Alexander was Maine's 258th town incorporated on January 19, 1825.





## Property Specifics

**Trash Removal**

Baileyville Transfer Station

**Electric Company**

Eastern Maine Electric

**Heating Company**

None

**Water/Sewer**

Private

**Internet Provider/Speed**

Several Options





# 54 Oak Lane, Alexander

**Year Built**

1969

**Square Foot**

800

**Bedrooms**

One

**Bathrooms**

One

**Flooring**

Wood

**Garage**

N/A

LISTING PRICE

Acres 1± \$329,500 Taxes \$1723.54

**Water**

Private

**Sewer**

Private

**Roof**

Metal

**Heating**

Stove

**Cooling**

N/A

**View**

Scenic

**Zoning**

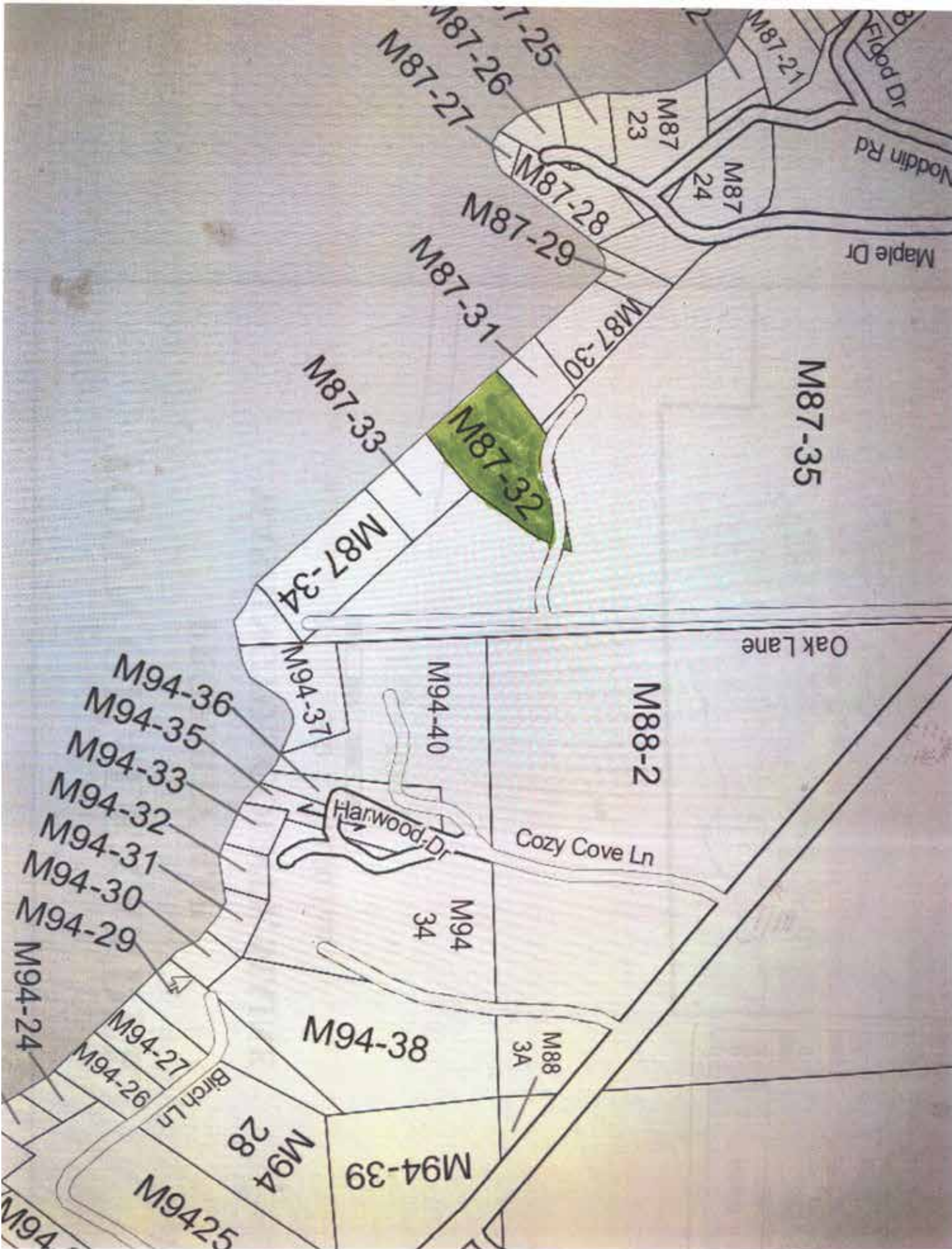
Shoreland

**Road Frontage**

Yes | 200'

**Water Frontage**

157' | Pleasant Lake



# LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN John H. Abel, Louise A. Abel (hereinafter "Seller")  
AND \_\_\_\_\_ (hereinafter "Buyer")  
FOR PROPERTY LOCATED AT 54 Oak Lane, Alexander, ME 04694

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	<u>John H. Abel</u>	<u>6/2/24</u>
		Seller John H. Abel	Date
Buyer	Date	<u>Louise A. Abel</u>	<u>6/2/24</u>
		Seller Louise A. Abel	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	<u>Janine Hawkins</u>	<u>6/2/24</u>
		Agent Janine Hawkins	Date



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Entered County 1/18/91e Properties of Maine, 113 Wood Street, Lincoln ME 04457  
Janine Hawkins

Produced with Lingo (Wulf Transactions (zipForm Edition) 717 N. Harwood St, Suite 2200, Dallas, TX 75201) www.lingo.com

Phone 2026398679

Fax 2025548050



John & Lambie

### 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: left of house  
Installed by: lords  
Date of Installation: 10/23

USE: Number of persons currently using system: 2  
Does system supply water for more than one household?  Yes  No  Unknown

Comments: 18 gal. 10/23 put in

Source of Section I information: seller

Buyer Initials \_\_\_\_\_

Seller Initials JL LA



**SECTION II – WASTE WATER DISPOSAL**

TYPE OF SYSTEM:  Public  Private  Quasi-Public \_\_\_\_\_  Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected?.....  Yes  No

If Yes, what results: \_\_\_\_\_

Have you experienced any problems such as line or other malfunctions? .....  Yes  No

What steps were taken to remedy the problem? \_\_\_\_\_

IF PRIVATE (Strike Section if Not Applicable):

Tank:  Septic Tank  Holding Tank  Cesspool  Other: \_\_\_\_\_

Tank Size:  500 Gallon  1000 Gallon  Unknown  Other: \_\_\_\_\_

Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_

Location: front between house & road OR  Unknown

Date installed: 10/23 Date last pumped: NA Name of pumping company: NA

Have you experienced any malfunctions? .....  Yes  No

If Yes, give the date and describe the problem: \_\_\_\_\_

Date of last servicing of tank: none Name of company servicing tank: \_\_\_\_\_

Leach Field:.....  Yes  No  Unknown

If Yes, Location: front

Date of installation of leach field: 10/23 Installed by: Tate Done

Date of last servicing of leach field: none Company servicing leach field: none

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: new system / pump up to leach field

Source of Section II information: seller

Buyer Initials \_\_\_\_\_

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Seller Initials JLA LA

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	pellet stove	wood cook stove		
Age of system(s) or source(s)	5 yr	20-30 yrs		
TYPE(S) of Fuel	pellets	wood		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	2 1/2 tons			
Name of company that services system(s) or source(s)	owner cleaned	owner cleaned		
Date of most recent service call	yearly	as needed		
Malfunctions per system(s) or source(s) within past 2 years	none	none		
Other pertinent information	2200 sq ft heat			

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: new in sept 2023

Direct/Power Vent(s): .....  Yes  No  Unknown

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

        If Yes, date: \_\_\_\_\_

Comments: new chimney

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  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: \_\_\_\_\_

PROPERTY LOCATED AT: 54 Oak Lane, Alexander, ME 04694

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: 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

Buyer Initials \_\_\_\_\_

Seller Initials JAA LA

PROPERTY LOCATED AT: 54 Oak Lane, Alexander, ME 04694

**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: no known old paint

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

**SECTION V – GENERAL INFORMATION**

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: private ROW Road to camp

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): no formal association, owners share in repair/plowing

Buyer Initials \_\_\_\_\_

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Seller Initials JMLA

PROPERTY LOCATED AT: 54 Oak Lane, Alexander, ME 04694

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: \_\_\_\_\_

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

Is house now covered by flood insurance policy (not a determination of flood zone)  Yes  No  Unknown

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: none

Year Principal Structure Built: 1969

What year did Seller acquire property? 2023 (sept)

Roof: Year Shingles/Other Installed: metal 7 yrs

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: sellers had french drains put in around cottage

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: \_\_\_\_\_

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: \_\_\_\_\_

Comments: drains

Source of Section V information: seller

Buyer Initials \_\_\_\_\_

Seller Initials JLA

PROPERTY LOCATED AT: 54 Oak Lane, Alexander, ME 04694

**SECTION VI – ADDITIONAL INFORMATION**

seller has permit for 12x10 addition for master  
bedroom and for an 8x10 mudroom,  
30% Addition allowed, no additions done to date

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.

<u>John H. Abel</u>	<u>6/2/24</u>	SELLER	DATE	<u>Louise A. Abel</u>		SELLER	DATE
John H. Abel				Louise A. Abel			
<u>Louise A. Abel</u>	<u>6/2/24</u>	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

MAINE REAL ESTATE TAX-Paid

WARRANTY DEED

DLN: 1002340249154

ANTHONY P. FRAGALE and JOYCE H. FRAGALE, of Alexander, Washington County, State of Maine, for consideration paid, grant to JOHN H. ABEL and LOUISE A. ABEL, of Chester Gap, Warren County, Commonwealth of Virginia, with WARRANTY COVENANTS, as joint tenants, a certain lot or parcel of land, together with any improvements located thereon, situated in Alexander, Washington County, Maine, more particularly described as follows:

Commencing at a three quarter inch pipe near the shore of Pleasant Lake in Alexander; thence on a course North 40° 30' West one hundred fifty-seven (157) feet to a three quarter inch pipe, and land of Phillip Hollingdale, now or formerly; thence North 60° 15' East ninety-one (91) feet three (3) inches to an iron pipe; thence North 41° 45' East forty-five (45) feet three and one half (3 1/4) inches to an iron pipe to the bulldozed road; thence by the generally southerly side of the bulldozed road two hundred thirty-five (235) feet to a point; thence southerly fifteen (15) feet, more or less, to a point; thence South 40° 30' West fifty (50) feet six (6) inches to a cedar tree; thence South 50° 15' West one hundred and fifty-five (155) feet to a three quarter inch iron pipe; thence South 53° West one hundred five (105) feet six (6) inches along land of Joseph Borowski, now or formerly, to the place of beginning.

ALSO CONVEYING any lands between the above-described premises and the waters of Pleasant Lake, and TOGETHER WITH a right-of-way, to be held in common with others, to the private road to the premises.

Being the same premises described in a Warranty Deed given by Laura P. Haley to Anthony P. Fragale and Joyce H. Fragale, dated November 17, 1998, and recorded in Volume 2292, Page 308 of the Washington County Registry of Deeds.

Subject to all easements, covenants or restrictions of record.

Grantees' address: 128 Seminole Road, Chester Gap, VA 22623.

WITNESS our hands and seals this 14 day of September, 2023.

Witness:

[Signature]

[Signature]  
Anthony P. Fragale

[Signature]

[Signature]  
Joyce H. Fragale

STATE OF MAINE  
PENOBSCOT, ss.

Date: 9/14/2023

Personally appeared the above-named Anthony P. Fragale and Joyce H. Fragale and acknowledged the foregoing instrument to be their free act and deed.

Before me, [Signature]  
Name:  
Notary Public

Nichole C. Tipson  
Commission Expires:  
November 4, 2026





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 United Country Lifestyle Properties of Maine  
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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.