

NEW ENGLANDER CHARM

HOME IN-TOWN | HISTORIC PROPERTY

0.26± Acres

43 Holland St
Bangor, Maine

On Dead-End Road



\$230,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



Table of **CONTENTS**

03

PROPERTY DETAILS & DESCRIPTION

06

MEET YOUR AGENT

07

MUNICIPAL CONTACTS

08

MAPS

14

PROPERTY DISCLOSURE

17

DEED

Scan to view the
full property details
and video!





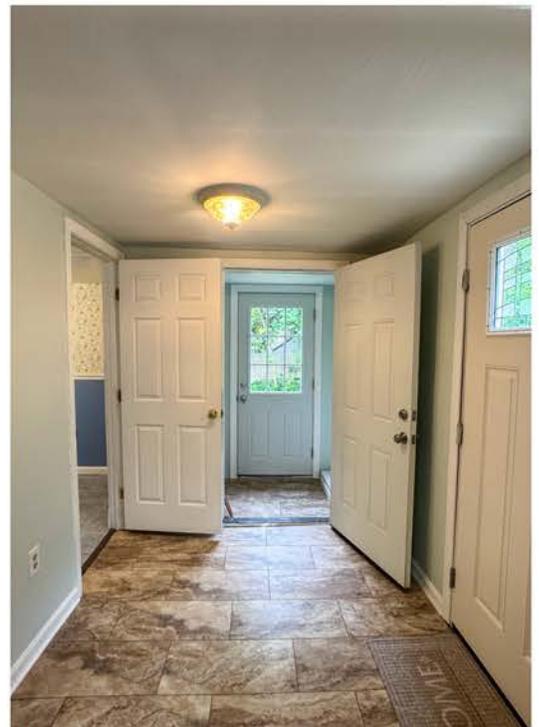
Photography by Mayhem Media

Welcome to 43 Holland Street in Bangor! Built in 1890, this classic New Englander style home combines timeless character with thoughtful updates throughout. Step inside to find fresh paint and new flooring in most of the rooms, giving the home a clean and inviting feel. The first floor offers a functional layout featuring a spacious kitchen, full bathroom, comfortable living room, and a dedicated office—perfect for remote work or hobbies.

Upstairs, you'll find three bedrooms along with a convenient half bath and laundry area. No more hauling clothes down to the basement!

This home also features a brand-new furnace and hot water heater, giving you peace of mind for years to come.

Outside, enjoy the benefits of a 0.26-acre lot with a paved driveway, perennial plantings adding curb appeal, and a nicely sized yard with a fenced-in area previously used for pets. Located on a dead-end street, this property offers reduced traffic and extra privacy while being just minutes from Bangor's shops, restaurants, schools, and parks.



★ **Highlights:**

- Built in 1890, classic New Englander charm
- New flooring and fresh paint throughout most of the home
- Brand-new furnace and hot water heater
- 3 bedrooms, 1.5 baths
- First-floor office for added versatility
- Laundry conveniently located on the second floor
- Dead-end street location with a peaceful setting
- Paved driveway and perennial landscaping
- Fenced-in area ideal for pets or garden projects

If you're looking for a move-in ready home with historic charm and modern updates in Bangor, this is the one to see!



Like what you see?
Scan to subscribe
to our monthly
newsletter



**Lifestyle
Properties
of Maine**





43 HOLLAND ST, BANGOR

PRICE **\$230,000**

TAXES \$3,636/2024

SQFT 1,531 BUILT IN 1890

HOW FAR TO...



Shopping | Bangor, XX± miles



Hospital | EMMC, 2.4± miles



Airport | Bangor, 2.3± miles



Interstate | Exit #184, 1± miles



City | Bangor, 1.9± Miles



Boston | 245± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Morgan Espling

BROKER | REALTOR®



207.403.4328 cell



207.794.6164 office



uc.rogueteam@gmail.com



113 W Broadway Lincoln, ME 04457

Scan to view
Morgan's bio and
other listings



Testimonial:

'The Rogue Team assisted my husband and I with the purchase of our lovely Enfield, Maine property. This team was exemplary. The Rogue Team was the most supportive, helpful, easy to reach realtor team I have ever worked with and we enthusiastically recommend them. The two of them went above and beyond in accommodating our needs, even after the papers were signed! There is no one else we would work with in this area of Maine. Professional, competent, and friendly.'

Regards, Susan and Tien Wei, Enfield Maine



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme



Rebecca McKay

ASSOCIATE BROKER | REALTOR®



207.290.3181 cell



207.794.6164 office



uc.rogueteam@gmail.com



113 W Broadway Lincoln, ME 04457

Scan to view
Rebecca's bio and
other listings



Testimonial:

'The Rogue Team assisted my husband and I with the purchase of our lovely Enfield, ME property. This team was exemplary. The Rogue Team was the most supportive, helpful, easy to reach realtor team I have ever worked with, and we enthusiastically recommend them. The two of them went above and beyond in accommodating our needs, even after the papers were signed! There is no one else we would work with in this area of Maine. Professional, competent, and friendly.'

Regards, Susan and Tien Wei, Enfield Maine



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Bangor PD
207-947-7384
911 For Emergency

Fire

Bangor FD
207-992-4700
911 For Emergency

Town Office

262 Harlow Street
(207) 992-4200
8am-4:30pm M-F
city.manager@bangormaine.gov

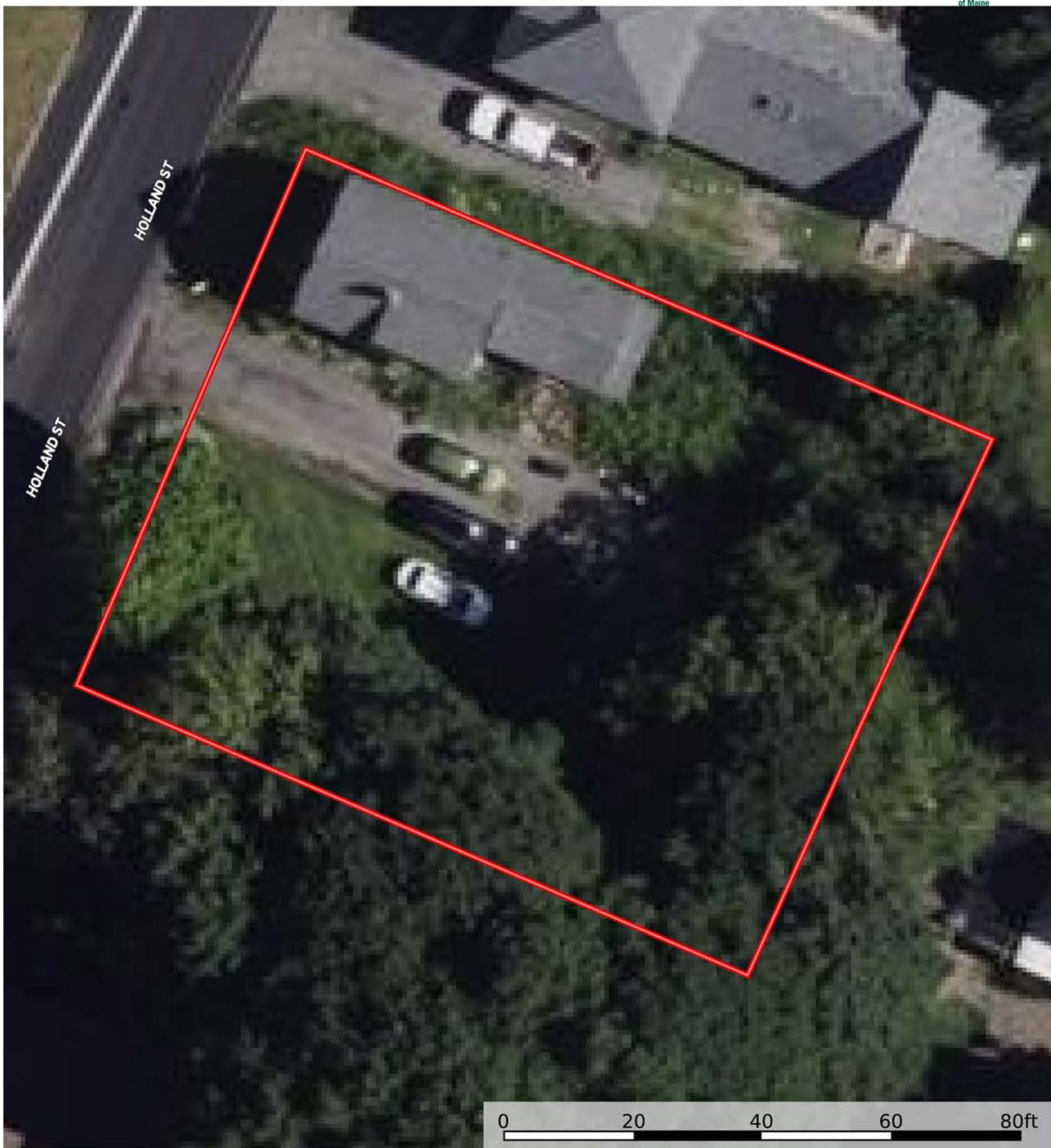
Tax Assessor

Phil Drew
207-992-4209

Code Enforcement

Board of Assessors
207-992-4230
code.enf@bangormaine.gov

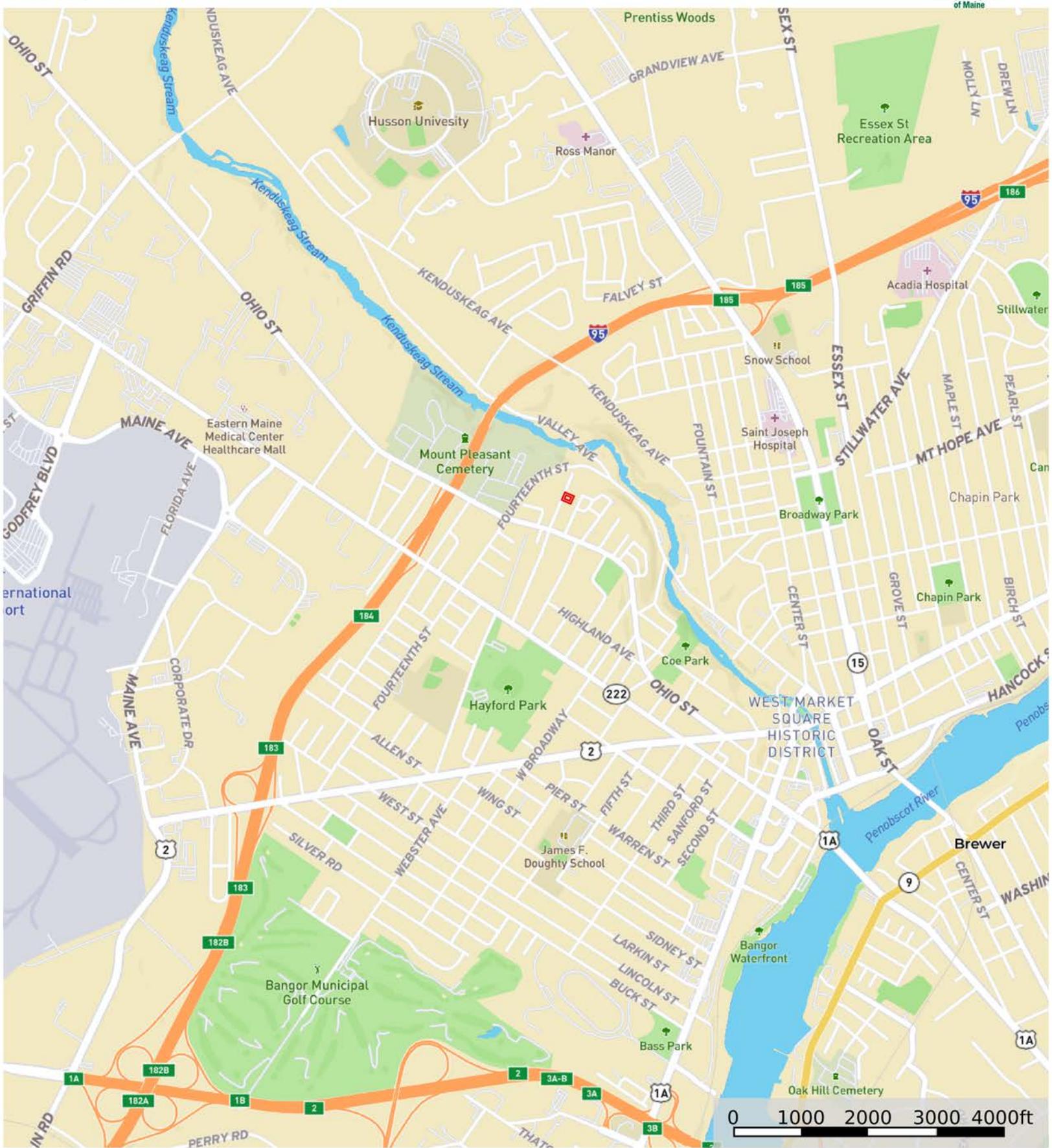
Bangor- 43 Holland Street, 0.26± Acres
Maine, AC +/-



 Boundary

Bangor- 43 Holland Street, 0.26± Acres

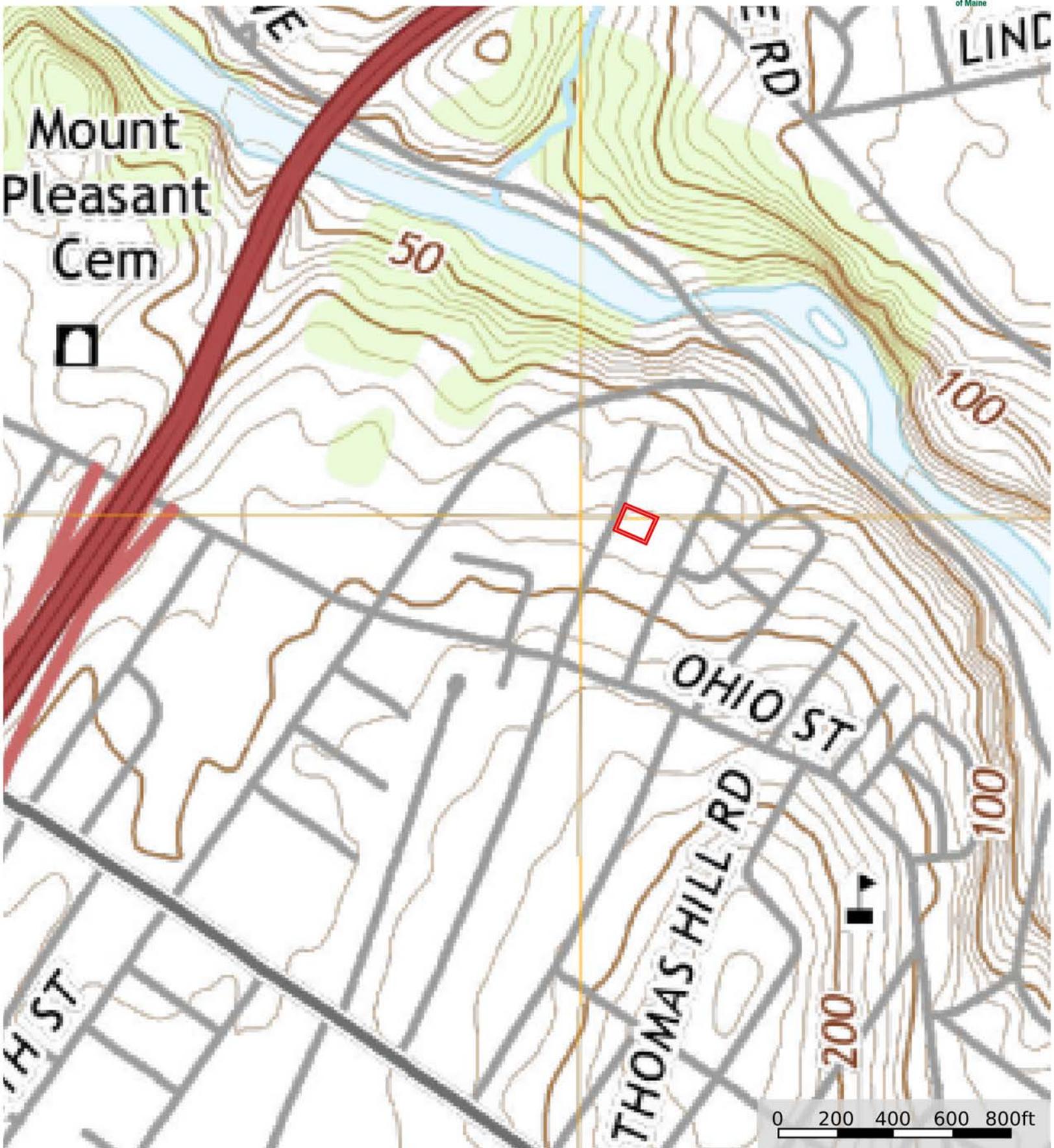
Maine, AC +/-



Boundary

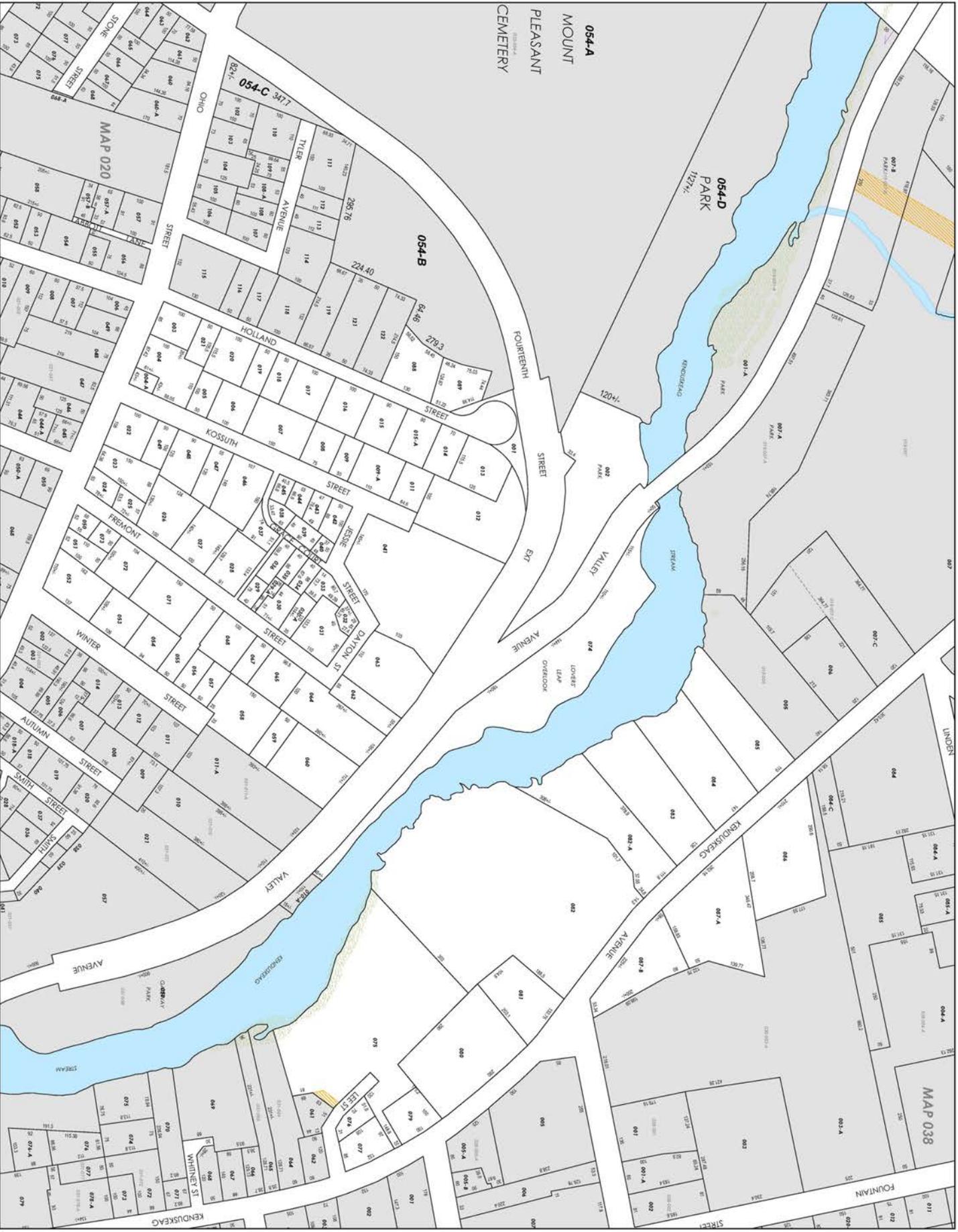
Bangor- 43 Holland Street, 0.26± Acres

Maine, AC +/-



Boundary





PARCEL MAPS
City of
BANGOR, MAINE

- Legend**
- Property Line
 - Lot Hook
 - Old Property Line
 - Use / Dead End/Obstacle
 - Sublot
 - Waterway
 - Road (Retain/Remove)
 - Wetland
 - Forest Number
 - Dimension

EFFECTIVE DATE:
APRIL 1, 2024

PRINT DATE:
JULY 12, 2024

Revisions:



Scale: 0 50 100 150 200
 1" = 100' @ 24x36"

FOR ASSESSMENT PURPOSES ONLY.
 NOT TO BE USED FOR TRANSFERS
 OR CONVEYANCES. NOT A SURVEY.
 Wetland Source: City of Bangor GIS

030

PROPERTY LOCATED AT: 43 Holland Street, Bangor, ME 04401

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: _____
Installed by: _____
Date of Installation: _____
USE: Number of persons currently using system: _____
Does system supply water for more than one household? Yes No Unknown~~

Comments: Public water, no known issues

Source of Section I information: Seller/Public Record

Buyer Initials _____ Page 1 of 8 Seller Initials _____

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: _____ 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: Public septic, no known issues

Source of Section II information: Seller/Public Record

Buyer Initials _____

Seller Initials _____

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	FHA	Heat Pump		
Age of system(s) or source(s)	2022	2012		
TYPE(S) of Fuel	Oil	Electric		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	538 Gallons in 2024			
Name of company that services system(s) or source(s)	Valley Home Heating	NA		
Date of most recent service call	05/31/2025			
Malfunctions per system(s) or source(s) within past 2 years	None	None		
Other pertinent information	NA	NA		

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: 2014±

Direct/Power Vent(s): Yes No Unknown
~~Has vent(s) been inspected? Yes No Unknown~~
 If Yes, date: _____

Comments: None

Source of Section III information: Seller & Heating Company

SECTION IV - HAZARDOUS MATERIAL

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

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? Yes No Unknown
~~If Yes, are tanks in current use? Yes No Unknown~~
~~If no longer in use, how long have they been out of service? _____~~
~~If tanks are no longer in use, have tanks been abandoned according to DEP? Yes No Unknown~~
~~Are tanks registered with DEP? Yes No Unknown~~
~~Age of tank(s): _____ Size of tank(s): _____~~
~~Location: _____~~

Buyer Initials _____

Seller Initials _____

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

~~Have you experienced any problems such as leakage?~~ Yes No | Unknown

Comments: None

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: Home has been renovated and there is no known asbestos

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: None

Source of information: Seller

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

Comments: None

Source of information: Seller

Buyer Initials _____

Seller Initials _____

PROPERTY LOCATED AT: 43 Holland Street, Bangor, ME 04401

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: Seller has painted throughout the home

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: None

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: _____

Source of information: Deed

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? Yes No Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Source of information: _____

Buyer Initials _____

Seller Initials _____

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: 23019C2116D Year: 2023 (Attach a copy)

Comments: Not in a flood zone

Source of Section VI information: FEMA Maps

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:~~ _____

Is a Forest Management and Harvest Plan available?..... Yes No Unknown
Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality? 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: None

Year Principal Structure Built: 1890 What year did Seller acquire property? 1997

Roof: Year Shingles/Other Installed: 2014

Water, moisture or leakage: none known

Comments: Seller and Public Record

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: Basement gets damp in heavy rains, gutters could solve the problem

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: 200 Amp service

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: None

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None

Comments: None

Source of Section VII information: Seller

Buyer Initials _____

Seller Initials _____

SECTION VIII - ADDITIONAL INFORMATION

Repairs Previous: 2014 roof & updated electrical, 2012 heat pump, 2010 windows

Repairs NEW: New floors, counters, backsplash, painted throughout, trim, furnace and hot water heater in 2022, washer 2023, GFCI Outlets in kitchen and both bathrooms, new grout in bathrooms & kitchen

Dishwasher may or may not function, seller hasn't used it in many years.

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 DATE
Suzanne Moulton

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

038038

LINWOOD B. WICKETT, of Newmarket, Rockingham County, New Hampshire, and NANCY M. WICKETT, of Bangor, Penobscot County, Maine, husband and wife, for consideration paid, grant to SUZANNE M. MOULTON, of Bangor, Penobscot County, State of Maine, with Warranty Covenants, the following described lot or parcel of land, situated in Bangor, County of Penobscot, State of Maine, to wit:

the following lot or parcel of land, with the improvements thereon erected, situated in the City of Bangor, County of Penobscot, State of Maine, bounded and described as follows, viz:

Beginning on Holland Street, formerly the mill road, so-called, at a point five hundred (500) feet from Ohio Street, thence southerly at right angles seven (7) rods to south line of lot numbered one; thence easterly on said southerly line fifty (50) feet; thence northerly at right angles to the road; thence westerly on said road fifty (50) feet to place of beginning.

Also another lot of land situated in Bangor aforesaid being part of lot numbered one of the division of the Holland Farm, bounded as follows: Beginning on the southerly line of Holland Street, formerly the mill road, four hundred and fifty (450) feet from the Levant Road; thence southerly at right angles seven (7) rods to southerly line of said lot; thence easterly fifty (50) feet to lot now or formerly called Peavy lot; thence northerly by said lot to said road; thence westerly by said road fifty (50) feet to point begun at.

The above described premises are the same premises conveyed to Linwood B. Wickett and Nancy M. Wickett by Warranty deed of Linwood B. Wickett, dated November 18, 1996, recorded in Volume 6271, Page 296.

Together with all rights, easements, privileges and appurtenances thereunto belonging.

WITNESS our hands and seals this 18th day of NOVEMBER, 1997.

David A. Barnes
Witness

to both

Witness

Linwood B. Wickett
Linwood B. Wickett

Nancy M. Wickett
Nancy M. Wickett

State of Maine
Penobscot, ss.

November 18, 1997

Personally appeared the above-named Linwood B. Wickett and Nancy M. Wickett and acknowledged the foregoing instrument to be their free act and deed.

Before me,

David G. Bower

Notary Public/Attorney-at-Law

David A. Bower

Typed or Printed Name

PENOBSCOT, ss RECEIVED

1997 NOV 18 P 2: 56

Susan H. Bulay
REGISTER

"Maine Real Estate
Transfer Tax Paid"

David Bower

RELEASE DEED

DLN: 1002040120690

RICHARD A. MOULTON, of Old Town, Penobscot County, State of Maine, releases to **SUZANNE M. MOULTON**, of Hermon, Penobscot County, State of Maine, a certain lot or parcel of land, together with any improvements located thereon, situated in **Bangor**, Penobscot County, State of Maine, more particularly described as follows:

The following lot or parcel of land, with the improvements thereon erected, situated in the City of Bangor, County of Penobscot, State of Maine, bounded and described as follows, viz:

Beginning on Holland Street, formerly the mill road, so-called, at a point five hundred (500) feet from Ohio Street; thence southerly at right angles seven (7) rods to south line of lot numbered one; thence easterly on said southerly line fifty (50) feet; thence northerly at right angles to the road; thence westerly on said road fifty (50) feet to the place of beginning.

Also another lot of land situated in Bangor aforesaid being part of lot numbered one of the division of the Holland Farm, bounded as follows: Beginning on the southerly line of Holland Street, formerly the mill road, four hundred and fifty (450) feet from the Levant Road; thence southerly at right angles seven (7) rods to southerly line of said lot; thence easterly fifty (50) feet to lot now or formerly called Peavy lot; thence northerly by said lot to said road; thence westerly by said road fifty (50) feet to point begun at.

Being the same premises conveyed to Suzanne M. Moulton by Warranty Deed from Linwood B. Wickett and Nancy M. Wickett, dated November 18, 1997, recorded in Volume 6542, Page 197 of the Penobscot County Registry of Deeds.

Being the same premises described in a Warranty Deed from Linwood B. Wickett and Nancy M. Wickett to Richard A. Moulton and Suzanne M. Moulton, dated November 18, 1997, recorded in Volume 6542, Page 197 of the Penobscot County Registry of Deeds.

Suzanne M. Moulton and Richard A. Moulton were divorced on March 26, 1996, as evidenced by Abstract of Divorce Decree dated June 12, 1998, recorded in Volume 6714,

Page 77 of the Penobscot County Registry of Deeds. The intention of this deed is to convey to Suzanne M. Moulton all right, title, and interest in the property.

Grantee's address: 55 Hillcrest Drive, Apt. 1, Hermon, ME 04401.

WITNESS my hand and seal this 27th day of October, 2020.

WITNESS:

Richard A. Moulton
Richard A. Moulton

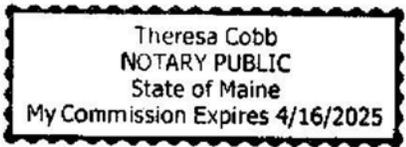
STATE OF MAINE
COUNTY OF PENOBSCOT, ss.

Dated: 10-27, 2020

Personally appeared the above-named Richard A. Moulton, and acknowledged the above instrument to be his free act and deed.

Before me, Theresa Cobb
Print Name: _____

Notary Public
Maine Attorney-at-law



Tax Map 30, Lot 16 - 43 Holland Street, Bangor
MOULTON - A-18896 - Release (acg RE2020)

No Transfer Tax Paid
SUSAN F. BULAY, REGISTER
PENOBSCOT COUNTY MAINE E-RECORDED



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:

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

@lifestyleproperties · 54.8K subscribers · 813 videos

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

lifestylepropertiesofmaine.com and 3 more links

🔔 **Subscribed** ▾



Do you need to sell your Maine property?



Scan the code to learn how to get the most money for your property, with the least amount of hassle.

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*