

HANDCRAFTED HAVEN

32.35± Acres

37 Rose Trl
Burlington, Maine

On Madagascal Pond



\$599,000

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

Here is a Maine Vacation dream location, a chance to own your very own beach! This 32.35-acre property on Madagascal Pond offers an unmatched combination of privacy, space, and shoreline. With 584 feet of sandy beachfront, superior even to the well-known Boy Scout Beach, this is one of the most exceptional parcels on the pond. The waterfront is gradual and inviting, making it ideal for swimming, launching a kayak, or enjoying the views across the 750-acre pond.

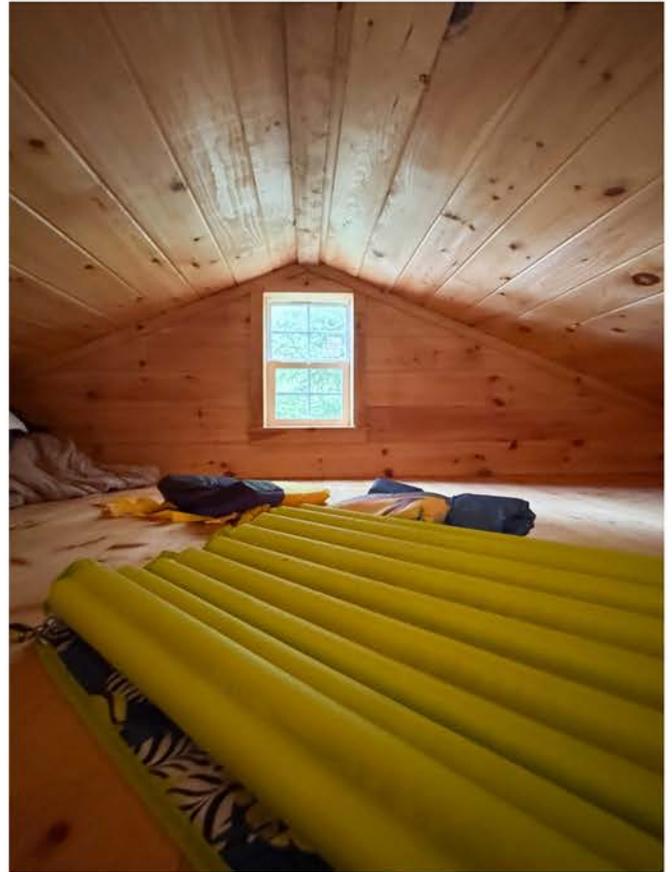
Madagascal Pond is known for its warm waters in the summer, a maximum depth of 35 feet, and healthy fish populations that include bass, perch, and trout. The location itself is a combination of a remote setting with enough open water to accommodate a variety of recreational uses, from fishing and boating to paddleboarding and wildlife watching.

The land is fully surveyed, with a mix of wooded areas and open spaces that provide opportunities for trails, additional structures, or simply preserving the natural beauty. The property's size and layout ensure a high level of privacy, with no immediate neighbors intruding on your experience.



The property has been in the same ownership since 1998 and has been well cared for. Improvements include an Amish-built cabin constructed in 2017, providing a comfortable and sturdy base for your time on the property. This is not a “COVID cabin” build, it was planned and constructed well before the recent surge in demand for small cabins. The main cabin is complemented by a bunkhouse built in 2023, offering extra sleeping space for guests or family members. A boat ramp is also in place, giving you direct, convenient access to the water. Everything you need is already here except for a grill!

Despite its secluded feel, you are under 30 minutes from the town of Lincoln. Lincoln offers a hospital, restaurants, and a range of shopping options, making it easy to access services and supplies when needed. Burlington is the definition of a small-town, with a population of under 400, adding to the sense of quiet and escape.



**Lifestyle
Properties
of Maine**





Properties with sandy frontage of this scale and quality on Madagascal Pond, or any body of water in Maine, are truly unique, and once in a life time. The combination of extensive sandy shoreline, large acreage, existing improvements, and surveyed boundaries, make it truly one of a kind. This much acreage on the water by itself, is rare enough, but combined with everything else it has to offer, it's truly something. Whether you're seeking a private retreat, a recreational base, or an investment in a distinctive piece of Maine waterfront, this property offers a unique opportunity.

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





37 ROSE TRL, BURLINGTON

PRICE **\$599,000**

TAXES \$2,525/2024

SQFT 420 BUILT IN 2017

HOW FAR TO...



Shopping | Lincoln, 13± miles



Hospital | Lincoln, 13± miles



Airport | Bangor, 50± miles



Interstate | Exit #227, 15± miles



City | Bangor, 50± Miles



Boston | 287± miles



KITCHEN



LIVING ROOM



BED ROOM



Vicki Peters

ASSOCIATE BROKER | REALTOR®



207.290.2017 cell



207.794.6164 office



vicki@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Vicki's
bio and other
listings



Testimonial:

'When looking for property in Maine we were indeed fortunate to find Vicki Peters at United Country Lifestyle Properties. Before we drove up to Maine we had many questions regarding the area and properties that were available and Vicki answered our questions via email promptly, and with the insight of a person who knows the area well.

We enjoyed meeting Vicki and spending time with her. We were fortunate to find just what we wanted and Vicki was there to answer any questions we had right through closing. We are pleased to recommend her.'

Richard Wainwright



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Maine State Police

(207) 973-3700
911 For Emergency

Fire

Burlington Fire Dept

(207) 732-3985
911 For Emergency

Town Office

1623 Long Ridge Road

(207) 732-3985
townclerk@burlingtonme.com

Tax Assessor

Jesse McNally

(207) 732-3985 ext 1

Code Enforcement

Niles Kramer

(207) 732-3985

Burlington - 37 Rose Trail

Maine, 32.35 AC +/-



Boundary

Burlington - 37 Rose Trail

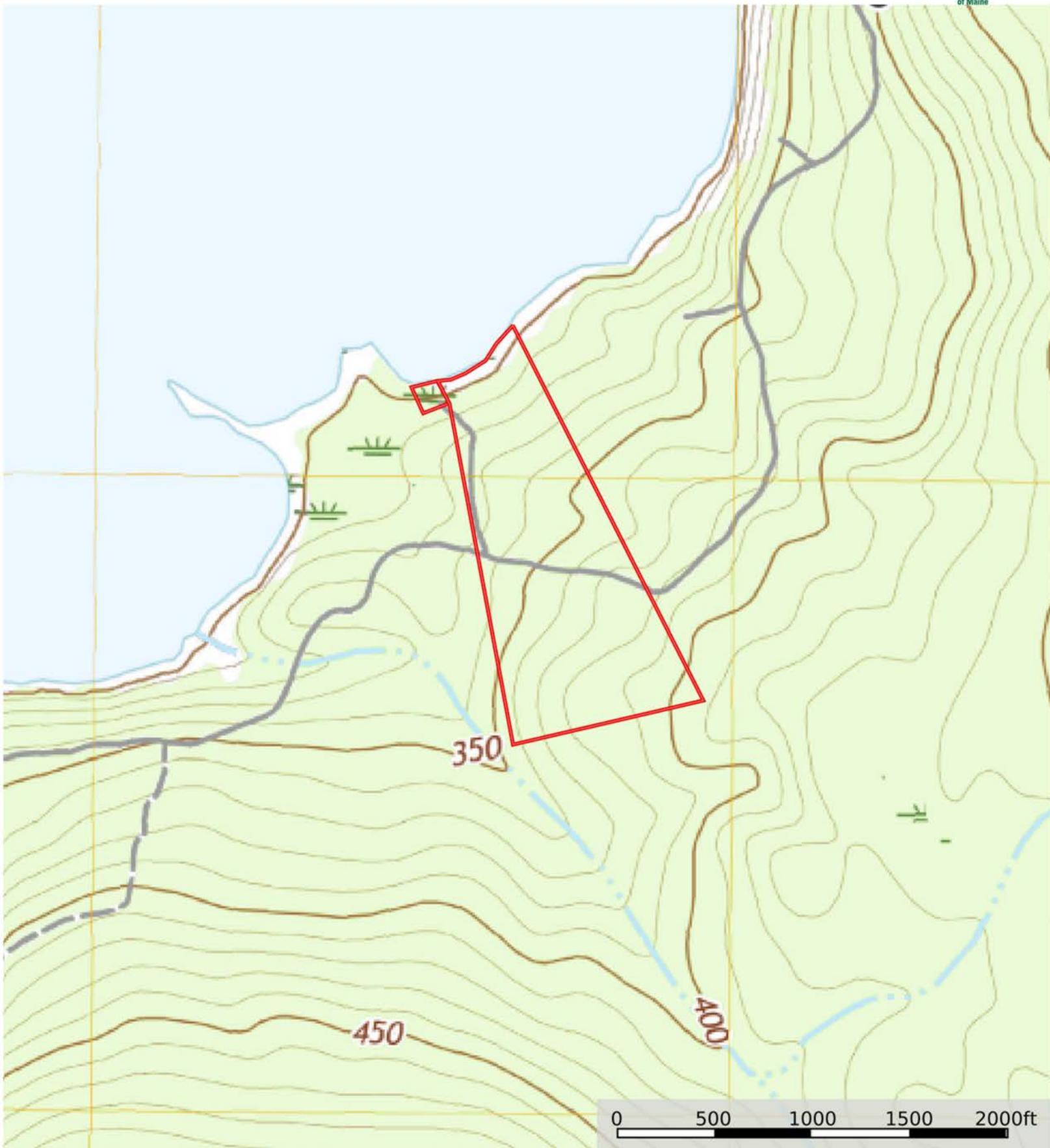
Maine, 32.35 AC +/-



Boundary

Burlington - 37 Rose Trail

Maine, 32.35 AC +/-



 Boundary

PROPERTY LOCATED AT: 37 Rose Trail, Burlington, ME

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 Carried in

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: No well water carried in

Source of Section I information: Sellers

Buyer Initials _____ Page 1 of 8 Seller Initials LS WP

PROPERTY LOCATED AT: 37 Rose Trail, Burlington, ME

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: current owners rent a porta potty during summer months

Source of Section II information: Sellers

Buyer Initials _____

Page 2 of 8

Seller Initials: WP WLP

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	Propane Wall Mount	N/A	N/A	N/A
Age of system(s) or source(s)	2017			
TYPE(S) of Fuel	Propane			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Seasonal			
Name of company that services system(s) or source(s)	Dead River			
Date of most recent service call	Fall 2024			
Malfunctions per system(s) or source(s) within past 2 years	None			
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: _____
- Date chimney(s) last cleaned: _____
- Direct/Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
- If Yes, date: Fall 2024

Comments: None

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: _____

Buyer Initials _____

Seller Initials WP

PROPERTY LOCATED AT: 37 Rose Trail, Burlington, ME

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

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

Comments: _____

Source of information: _____

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

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

In the ceilings? Yes No Unknown

In the siding? Yes No Unknown

In the roofing shingles? Yes No Unknown

In flooring tiles? Yes No Unknown

Other: _____ Yes No Unknown

Comments: _____

Source of information: _____

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? Yes No

Results/Comments: _____

Source of information: _____

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? Yes No

Results/Comments: _____

Source of information: _____

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: _____

Source of information: _____

Buyer Initials _____

Page 4 of 8

Seller Initials LE WP

PROPERTY LOCATED AT: 37 Rose Trail, Burlington, 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: _____

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: _____

Source of information: _____

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

SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: Right of Way

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

Road Association Name (if known): Madagasal Pond Road Association \$100 Per lot Year

Source of information: Sellers

Buyer Initials _____

Page 5 of 8

Seller Initials WP

PROPERTY LOCATED AT: 37 Rose Trail, Burlington, ME

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/A

Relevant Panel Number: 230374A Year: 8/1/2006 (Attach a copy)

Comments: AREA NOT MAPPED

Source of Section VI information: FEMA's National Flood Hazard Layer (NFHL)/Sellers

Buyer Initials _____

Seller Initials WP

PROPERTY LOCATED AT: 37 Rose Trail, Burlington, ME

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

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: Dead River Propane tanks

Year Principal Structure Built: _____ What year did Seller acquire property? 1998

Roof: Year Shingles/Other Installed: None

Water, moisture or leakage: None

Comments: None

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

Water, moisture or leakage since you owned the property: Yes No Unknown

Prior water, moisture or leakage? Yes No Unknown

Comments: _____

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

If Yes, are test results available? Yes No

Comments: _____

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: Off grid

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: None known

Comments: None

Source of Section VII information: Sellers

Buyer Initials _____

PROPERTY LOCATED AT: 37 Rose Trail, Burlington, ME

SECTION VIII - ADDITIONAL INFORMATION

Bunkhouse 2023

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.

Wayne Peters 8-9-25 Lynn Peters 8/9/2025
SELLER DATE SELLER DATE
Wayne Peters Lynn Peters

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



NOT AN OFFICIAL COPY
NOT AN OFFICIAL COPY
WARRANTY DEED

NOT AN OFFICIAL COPY
NOT AN OFFICIAL COPY
WAYNE PETERS, INC., a Maine Corporation of Mattawamkeag, Maine 04459, for consideration paid grants to **WAYNE PETERS and LYNN PETERS**, of 24 Medway Road, Mattawamkeag, Maine 04459 as **JOINT TENTANTS**, with **WARRANTY COVENANTS**, the real properties in Burlington, County of Penobscot and State of Maine, described as follows:

PARCEL I:

The following described real estate situated in Burlington, County of Penobscot and State of Maine, described as follows, to wit:

Lot Numbered 78, shown on sheet 3, file number 97, according to the plan and survey prepared by James W. Sewall Company by Sherwood J. Tuell, recorded in the Penobscot Registry of Deeds in Record of Plans, filed numbered 95 to 00, inclusive;

Together with all benefits resulting from, and subject to the covenants, reservations, restrictions, and requirements set forth in a certain "Declaration of Protective Covenants and Easements: made by Land/Vest Properties, Inc. dated April 19, 1973, and recorded in said Registry in Volume 2357, Page 264, as amended by the first supplemental made by Land/Vest Properties, Inc. dated September 15, 1975, and recorded in said Registry in Volume 2599, Page 192.

Being part of the same premises as described in deed of Barker Land Company to Hedley J. Demers recorded in the Penobscot Registry of Deeds in Book 4219, Page 284.

Meaning and intending to convey the same premises conveyed in Warranty Deed from Hedley Demers to Wayne Peters, Inc. dated July 11, 1996 and recorded in the Penobscot Registry of Deeds in Volume 6174, Page 40.

PARCEL II:

A certain lot or parcel of land together with the improvements thereon situated in the Town of Burlington, County of Penobscot and State of Maine bounded and described as follows:

Being Lot 111 as shown on Plan recorded in Map File No 287 of Penobscot Registry of Deeds excluding Lot 78 and also reserving to grantor their heirs and assigns herein existing right of ways over the lot to Lot 78 and Lot 112 or any relocation of said right of ways by the Madagascal Pond Corporation.

Together with the easements appurtenant to the above-described premises, set forth in a certain "Declaration of Protective Covenants and Easements" made by Land/Vest Properties, Inc. dated

N O T

N O T

April 19, 1973 and recorded in said Registry in Book 2350, Page 264, and amended by "First Supplemental Declaration" made by Land/Vest Properties, Inc. dated September 25, 1975 and recorded in said Registry in Book 2599, Page 192. C O P Y

Also hereby conveying to the Grantee the right appurtenant to the aforesaid Lots 103, 104, and 105, to use that portion of the Common Beach Area shown on the aforesaid Survey Plan recorded in Plan File #287 which is labeled Sand Beach and situated between the Roadway and the shore of Madagascar Pond for access to said pond, bathing, launching boats, or any other customary shorefront use, which right was reserved in deed of Land/Vest Properties, Inc. to Madagascar Pond Maintenance Corporation dated September 25, 1975 and recorded in said Registry in Book 2599, page 196.

Also excepting and reserving all lots previously sold by Kevin M. Maxwell and his predecessors in title.

Being part of the same premises described in a deed from Kevin M. Maxwell to Scott A. Maxwell dated September 13, 1994 and recorded in Penobscot Registry of Deeds in Book 5717, Page 282.

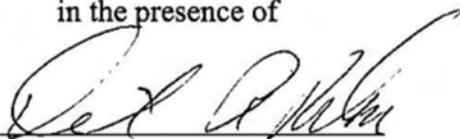
Meaning and intending to convey the same premises conveyed in Warranty Deed from Kevin M. Maxwell and Scott A. Maxwell to Wayne Peters, Inc. dated April 7, 1995 and recorded in the Penobscot Registry of Deeds in Volume 5835, Page 106.

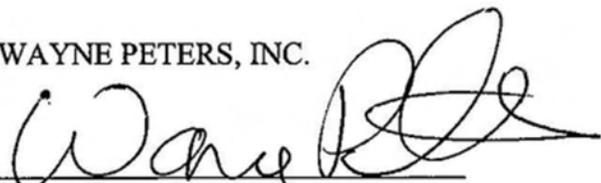
Any and all rights, easements, privileges and appurtenances belonging to the within granted estate are hereby conveyed.

The Grantors hereby certify that this transfer is for adequate and full consideration in money or monies worth.

WITNESS our hand and seal this 27th day of June, 2025.

Signed, Sealed & Delivered
in the presence of



WAYNE PETERS, INC.

Wayne Peters, President

NOT
AN
OFFICIAL
STATE OF MAINE COPY
COUNTY OF Arroostook

NOT
AN
OFFICIAL
COPY
June 27, 2025.

Personally, appeared the above-named Wayne Peters and acknowledged the foregoing instrument to be his free act and deed in said capacity.

NOT
OFFICIAL
Before me,

COPY

COPY

[Signature]

NOTARY PUBLIC

David R. Nelson

Type or Print Name

My Commission Expires:

9-15-2026

No Transfer Tax Paid

Susan F. Bulay, Register
Penobscot County, Maine



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*