

# OFF GRID HAVEN

RECREATIONAL | ALTERNATIVE ENERGY | COUNTRY HOME

33.4± Acres

197 Lawler Ridge Rd  
Herseytown Twp, Maine

Trail Access



**\$350,000**

[WWW.LIFESTYLEPROPERTIESOFMAINE.COM](http://WWW.LIFESTYLEPROPERTIESOFMAINE.COM)



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Scan to view the  
full property details  
and video!





*Photography by Mayhem Media*

Looking for a self-sufficient off-grid log home in a true Maine setting? This 3-bedroom, 1.5-bath retreat sits on 33.4± surveyed acres at the very end of a dead-end road with no neighbors within a half mile.

Built in 2003, the home features an open kitchen, dining, and living area with two bedrooms on the first floor, a third bedroom and loft upstairs, a solar system, and a brand-new drilled well replacing the former dug well.

The land offers a mix of fields, timber, and quality soils, ideal for homesteading, hobby farming, or simply enjoying your own private acreage. A barn, fire pit, and solar/battery shed are already in place, and the property is alive with wildlife—perfect for hunting or outdoor adventures.



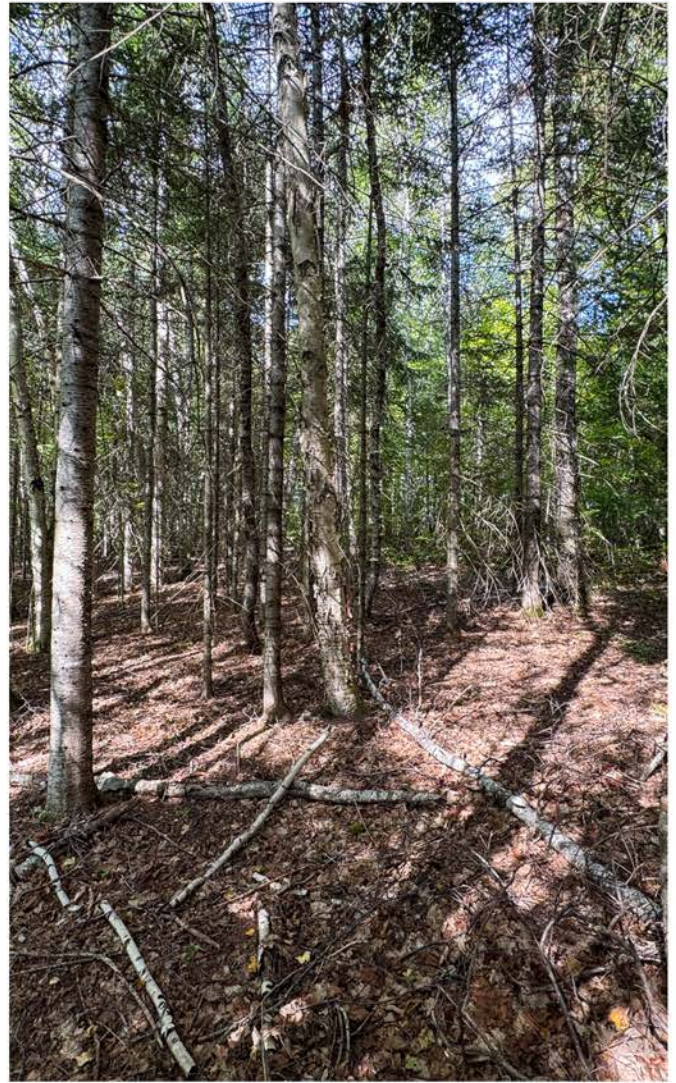
Located just 20 miles from Katahdin Woods & Waters National Monument, 28 miles from Baxter State Park, and 13 miles from Molunkus Lake, this property gives you direct access to some of Maine's best recreation. From your doorstep, you can ATV or snowmobile straight into the trail system.

Whether you're after a private homestead, a sporting base, or a secluded getaway, this log home at 197 Lawler Ridge Rd delivers space, freedom, and natural beauty in northern Maine

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newsletter



**Lifestyle  
Properties  
of Maine**





# 197 LAWLER RIDGE RD, HERSEYTOWN TWP

PRICE **\$350,000**

TAXES \$1,580.71/2024

SQFT 1,600 BUILT IN 2003

## HOW FAR TO...



Shopping | Sherman, 8.3± miles



Hospital | Millinocket, 29.5± miles



Airport | Bangor, 78.8± miles



Interstate | Exit #259, 4± miles



City | Houlton, 47.5± Miles



Boston | 312.8± miles



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



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@lifestyleproperties



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# MUNICIPAL CONTACTS

## **Police**

Aroostook County Sheriff  
(207) 532-3471  
911

## **Fire**

Patten Fire Dept.  
(207) 528-2197  
911

## **Town Office**

21 Katahdin Street  
(207) 528-2215  
M-F 8am-4pm

## **Tax Assessor**

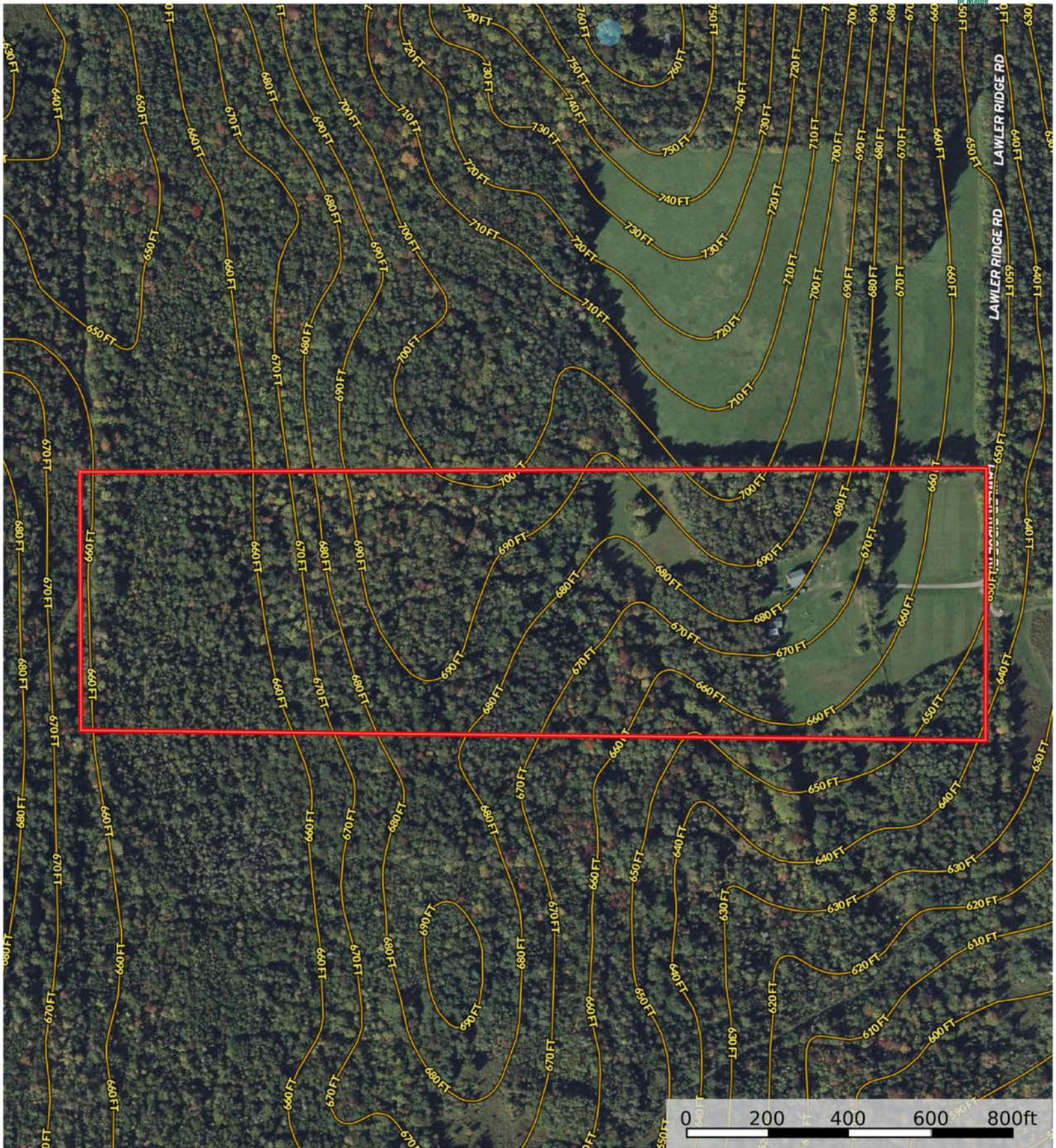
Brandon Saucier  
(207) 554-0654

## **Code Enforcement**

Chris Beyer  
(207) 538-5430

# Herseytown Township 197 Lawler Ridge Rd 33 +/- acres

Penobscot County, Maine, 33 AC +/-



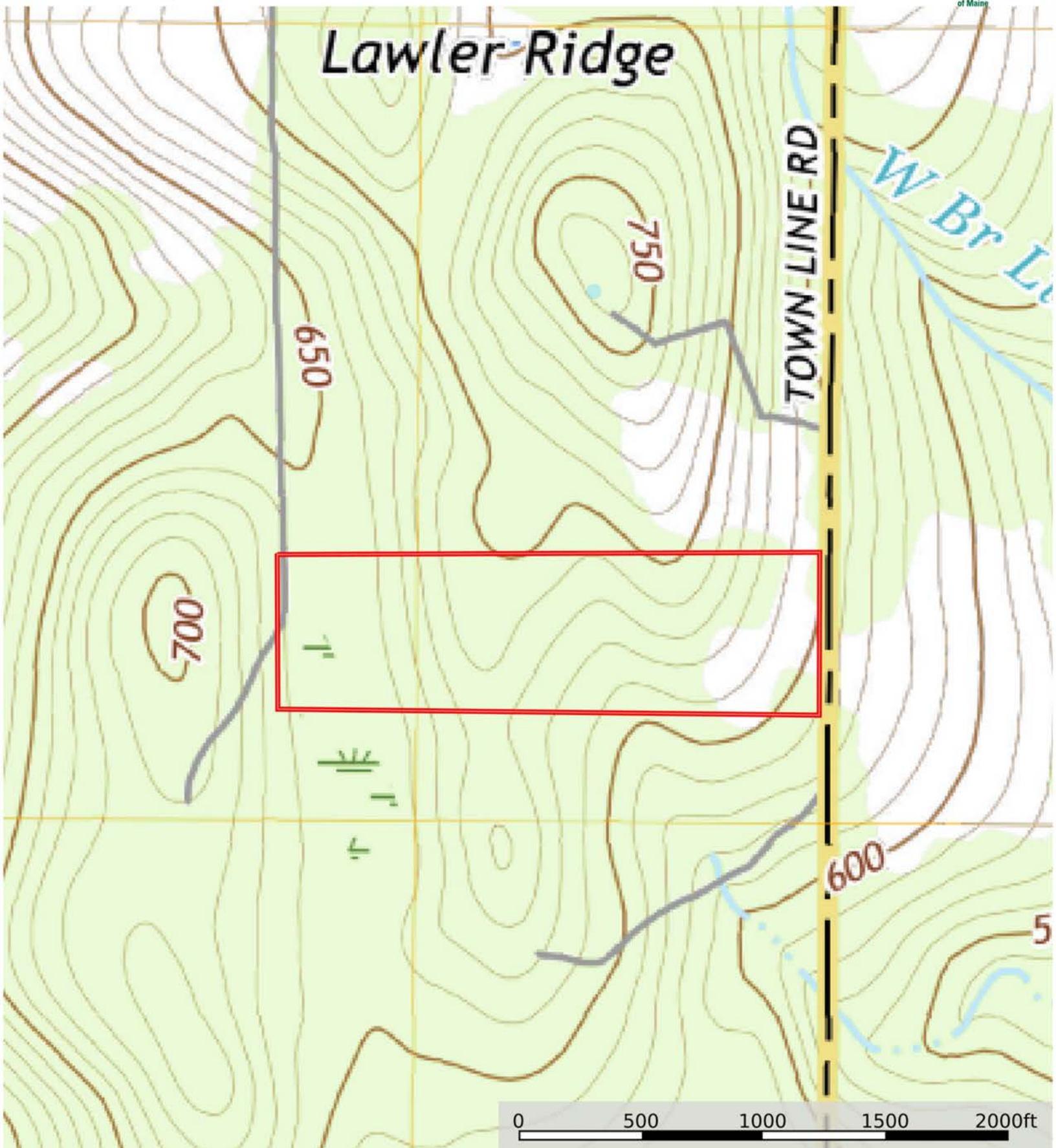
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government

# Herseytown Township 197 Lawler Ridge Rd 33 +/- acres

Penobscot County, Maine, 33 AC +/-



Boundary



- Boundary
- Forest Service
- State Land
- Fish and Wildlife
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- Other
- BLM
- Local Government

# Herseytown Township 197 Lawler Ridge Rd 33 +/- acres

Penobscot County, Maine, 33 AC +/-



Boundary

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
DaB	Daigle silt loam, 2 to 8 percent slopes	11.15	33.46	0	41	3w
ThC	Thorndike channery silt loam, 8 to 15 percent slopes, rocky	9.58	28.75	0	21	6s
MrB	Monarda-Burnham complex, 0 to 3 percent slopes, very stony	4.01	12.03	0	20	7s
ThB	Thorndike channery silt loam, 0 to 8 percent slopes, rocky	3.32	9.96	0	26	2s
TvC	Thorndike-Winnecook complex, 8 to 15 percent slopes, rocky	3.03	9.09	0	25	6s
TvB	Thorndike-Winnecook complex, 3 to 8 percent slopes, rocky	2.23	6.69	0	26	6s
TOTALS		33.32(*)	100%	-	28.77	4.72

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

### Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

### Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

PROPERTY LOCATED AT: 197 Lawler ridge rd , Herseytown, ME 04777

### 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: 08/19/2025 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: South of house in yard  
Installed by: Watson  
Date of Installation: August 4, 2025

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: Seller

Buyer Initials \_\_\_\_\_ Page 1 of 8 Seller Initials LD ED

PROPERTY LOCATED AT: 197 Lawler ridge rd , Hersevtown, ME 04777

**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: East of house \_\_\_\_\_ OR  Unknown

Date installed: 2002 Date last pumped: 08/13/2024 Name of pumping company: Houlton Septic Service

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

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

Date of last servicing of tank: 2024 Name of company servicing tank: Houlton Septic Service

Leach Field: .....  Yes  No  Unknown

If Yes, Location: east side of house \_\_\_\_\_

Date of installation of leach field: 01/08/2024 Installed by: unkown

Date of last servicing of leach field: 09/12/2023 Company servicing leach field: Houlton Septic Service

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: \_\_\_\_\_

Source of Section II information: Seller

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

Seller Initials AD ED

PROPERTY LOCATED AT: 197 Lawler ridge rd , Herseytown, ME 04777

**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	Woodstove	Propane heater		
Age of system(s) or source(s)	2023	2003		
TYPE(S) of Fuel				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	N/A	N/A		
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information				

- 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: 2021
    - Date chimney(s) last cleaned: N/A
- Direct/Power Vent(s): .....  Yes  No  Unknown
  - Has 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  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 SD ED

PROPERTY LOCATED AT: 197 Lawler ridge rd , Herseytown, ME 04777

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**

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

Seller Initials DD ED

PROPERTY LOCATED AT: 197 Lawler ridge rd., Herseytown, ME 04777

**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: \_\_\_\_\_

Source of information: Seller/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? Owner

Road Association Name (if known): None

Source of information: \_\_\_\_\_

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

Seller Initials AD ED

PROPERTY LOCATED AT: 197 Lawler ridge rd , Herseytown, ME 04777

**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: \_\_\_\_\_ Year: \_\_\_\_\_ (Attach a copy)

Comments: \_\_\_\_\_

Source of Section VI information: **FEMA**

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

Seller Initials AD ED

PROPERTY LOCATED AT: 197 Lawler ridge rd., Herseytown, ME 04777

**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

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: \_\_\_\_\_

Year Principal Structure Built: \_\_\_\_\_ What year did Seller acquire property? \_\_\_\_\_

Roof: Year Shingles/Other Installed: Metal roof installed 2003

Water, moisture or leakage: N/A

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: some seasonal moisture.

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: \_\_\_\_\_

Source of Section VII information: Seller

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

Seller Initials LD ED

PROPERTY LOCATED AT: 197 Lawler ridge rd , Herseytown, ME 04777

**SECTION VIII - ADDITIONAL INFORMATION**

**Fully solar-powered with all appliances, including washer/dryer, and a well, this home also boasts a backup propane generator for uninterrupted energy, ensuring sustainable and reliable living.**

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.

Diane Day 09/07/2025  
SELLER DATE  
**Diane Kay Day**

Emily Day 09/08/2025  
SELLER DATE  
**Emily Diane Day**

\_\_\_\_\_  
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

Return to:       N O T  
                  A N  
Diane Kay Day   O F F I C I A L  
Emily Diane Day C O P Y  
250 Yeager Road  
Howard, PA 163841

                  N O T  
                  A N  
O F F I C I A L  
C O P Y

                  N O T  
                  A N  
O F F I C I A L  
C O P Y

                  N O T  
                  A N  
O F F I C I A L  
C O P Y

### QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **Jeffrey L. Demers**, with a mailing address of 30149 SR-78 Buckhead Ridge Fl, 34974, for consideration paid grant(s) to **Diane Kay Day and Emily Diane Day**, with an address of 250 Yeager Road, Howard, PA 16841, as joint tenants with rights of survivorship, with QUITCLAIM COVENANTS:

A certain lot or parcel of land with the buildings thereon, situated in the Town of Herseytown, County of Penobscot and State of Maine, bounded and described as follows, to wit:

The premises according to a survey drafted by Garth B. McNally, Professional Land Surveyor, dated June 6, 2011, and recorded in Plan Book 2011, Page 55, at the Penobscot County Registry of Deeds. See also Plan Book 2013, Page 12.

Being part of Lot #144, according to the 1908 Great Northern Plan of said town.

Excepting, however that portion of said Lot #144 cross-hatched on said survey, containing 6.6 acres.

Said parcel of land contains 33.4 acres more or less.

Meaning and intending to describe and convey the same premises conveyed to Jeffrey L. Demers by deed dated October 11, 2021 and recorded in the Penobscot County Registry of Deeds in Book 16228, Page 198.

NOT  
AN  
OFFICIAL  
COPY

NOT  
AN  
OFFICIAL  
COPY

NOT  
AN  
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NOT  
AN  
OFFICIAL  
COPY

Executed this 26<sup>th</sup> day of December 2024.

  
Jeffrey L. Demers

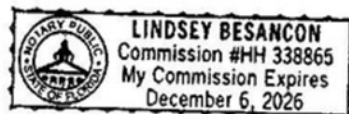
State of Florida  
County of OKEECHOBEE

On 26<sup>th</sup> day of December, 2024, before me, the undersigned notary public, personally appeared Jeffrey L. Demers, the above-named and proved to me through satisfactory evidence of identification being DRIVERS LICENSE, to be the person whose name is signed on this document, and acknowledged to me that he/she signed it voluntarily for its stated purpose and that the foregoing instrument is his/her free act and deed.

  
Notary Public  
Lindsey Besancon  
Notary-Name Printed

My commission expires:

(seal)





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](http://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](http://lifestylepropertiesofmaine.com) and 3 more links

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## Do you need to sell your Maine property?



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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*