

# MODULAR HOME

COUNTRY HOME | RECREATIONAL PROPERTY

1.6± acres

17 Mountain Rd, Oxbow

Walkout Basement



**\$299,900**

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



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**DEED**

Scan to view the  
full property details  
and video!





*Photography by Mayhem Media*

Discover a unique opportunity at 17 Mountain Road in Oxbow, Maine—an ideal property for those seeking direct access to the vast wilderness and recreation of the North Maine Woods region. Located near one of the main access gates, this property places you at the doorstep of millions of acres of privately managed forestland, renowned for its exceptional hunting, fishing, snowmobiling trail system. Whether you're an outdoor enthusiast or simply looking for peace and privacy, this location delivers.

Set on 1.6± acres with frontage on both Oxbow Road and Mountain Road, the property offers a manageable footprint with a quiet rural setting. One of its standout features is the nearby Umcolcus Stream, a known trout stream whose flowing waters provide a relaxing natural soundtrack and added recreational appeal.

The home is a well-maintained 2006 Maple Leaf modular, offering 1,568 square feet of comfortable single-level living. The layout includes three bedrooms and two full bathrooms, making it suitable for both full-time residence and seasonal use. A spacious 12x24 covered porch extends your living space outdoors—perfect for enjoying the fresh Maine air in any weather.



Additional finished space can be found in the walkout basement, with approximately 750 square feet ideal for a recreation room, guest overflow, or storage for outdoor gear. The home is equipped with a drilled well and private septic system, providing reliable and efficient utilities.

Despite its remote feel, the property maintains reasonable access to services. It's approximately 30 minutes to Ashland for groceries and essentials, and under an hour to Presque Isle for expanded shopping, healthcare, and airport access. Boston is roughly a 5-hour 40 minute drive, making this a feasible getaway from the city.

This property represents a rare chance to own a comfortable home base in one of Maine's most sought-after recreational regions.



**Lifestyle  
Properties  
of Maine**





# 17 MOUNTAIN RD, OXBOW

PRICE

**\$299,900**

TAXES

\$910/2025

1.6± ACRES

BUILT IN 2006

2,318± SQFT

ROAD FRONTAGE 342FT

## HOW FAR TO...



Shopping | Ashland, 23± miles



Hospital | Presque Isle, 41± miles



Airport | Presque Isle, 41± miles



Interstate | Exit 286, 34± miles



City | Presque Isle, 39± Miles



Boston | 363± miles 5 hours 40 minutes



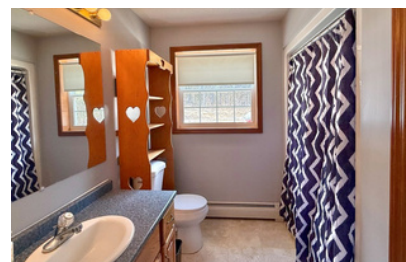
KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



# Phil McPhail

Designated Broker/Owner | ALC | REALTOR®



207.290.0372 cell



207.794.6164 office



phil2@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Phil's  
bio and other  
listings



## Testimonial:

'I just want to say the McPhail team had my property sold in 4 days and I received over asking price. Their knowledge and professional process makes it breeze to be a client. They walk you through all processes and make sure you understand everything before you leave the office. I highly recommend thier services and will use them in the future.'

**Keith Lilly**



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



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# MUNICIPAL CONTACTS

## Police

County Sheriff/State Police  
911

## Fire

Nearby Towns  
911

## Tax Assessor

State of Maine  
(207) 624-5600 [prop.tax@maine.gov](mailto:prop.tax@maine.gov)

## Code Enforcement

LUPC  
(207)-287-2631

# Oxbow - 17 Mountain Rd

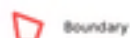
Maine, AC +/-



Photo Point Boundary

# Oxbow - 17 Mountain Rd

Maine, AC +/-



Boundary

Oxbow - 17 Mountain Rd  
Maine, AC +/-



Boundary

PROPERTY LOCATED AT: 17 Mountain Rd, Oxbow, ME 04764**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: N/A 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? N/A

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: west side of home

Installed by: Unknown

Date of Installation: April 6, 2026

USE:

Number of persons currently using system: 2

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

Comments: N/A

Source of Section I information: seller

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

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Seller Initials VSC

JAC

PROPERTY LOCATED AT: 17 Mountain Rd, Oxbow, ME 04764

## 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: \_\_\_\_\_  
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

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

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

Location: east side of home OR ☐ Unknown

Date installed: when home built Date last pumped: 2021 Name of pumping company: Company from Patten

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

If Yes, give the date and describe the problem: N/A

Date of last servicing of tank: N/A Name of company servicing tank: N/A

Leach Field: ..... ☒ Yes ☐ No ☐ Unknown

If Yes, Location: east side of home

Date of installation of leach field: Unknown Installed by: unknown

Date of last servicing of leach field: N/A Company servicing leach field: N/A

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

If Yes, give the date and describe the problem and what steps were taken to remedy: N/A

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: N/A

Source of Section II information: seller

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

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Seller Initials usc JAC

PROPERTY LOCATED AT: 17 Mountain Rd, Oxbow, ME 04764**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                                                              | Oil HWBB       |          |          |          |
| Age of system(s) or source(s)                                                  |                |          |          |          |
| TYPE(S) of Fuel                                                                | Oil            |          |          |          |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | 400+/- gallons |          |          |          |
| Name of company that services system(s) or source(s)                           | Guy in Ashland |          |          |          |
| Date of most recent service call                                               | 2025           |          |          |          |
| Malfunctions per system(s) or source(s) within past 2 years                    | none           |          |          |          |
| Other pertinent information                                                    | N/A            |          |          |          |

Are there fuel supply lines? ..... ☒ Yes ☐ No ☐ UnknownAre any buried? ..... ☐ Yes ☒ No ☐ UnknownAre all sleeved? ..... ☐ Yes ☒ No ☐ UnknownChimney(s): ..... ☒ Yes ☐ NoIf Yes, are they lined: ..... ☒ Yes ☐ No ☐ UnknownIs more than one heat source vented through one flue? ..... ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ..... ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, date: N/ADate chimney(s) last cleaned: UnknownDirect and/or Power Vent(s): ..... ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, date: N/AComments: Wood stove will not conveySource of Section III information: seller**SECTION IV - HAZARDOUS MATERIAL**

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

**A. UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, are tanks in current use? ..... ☐ Yes ☐ No ☐ UnknownIf no longer in use, how long have they been out of service? ..... ☐ Yes ☐ No ☐ UnknownIf tanks are no longer in use, have tanks been abandoned according to DEP? ..... ☐ Yes ☐ No ☐ UnknownAre tanks registered with DEP? ..... ☐ Yes ☐ No ☐ Unknown

Age of tank(s): ..... Size of tank(s): .....

Location: .....

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

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Seller Initials USC JAC

PROPERTY LOCATED AT: 17 Mountain Rd, Oxbow, ME 04764

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☐ UnknownComments: N/ASource 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☐ UnknownComments: N/ASource of information: seller

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

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Seller Initials VSCJAC

PROPERTY LOCATED AT: 17 Mountain Rd, Oxbow, ME 04764**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 ☒ NoIf Yes, describe: N/AAre you aware of any cracking, peeling or flaking paint? ..... ☐ Yes ☒ NoComments: N/ASource of information: seller**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ..... ☐ Yes ☒ No ☐ UnknownLAND FILL: ..... ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ..... ☐ Yes ☒ No ☐ UnknownOther: N/ASource 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 ☐ UnknownIf Yes, explain: Mountain Road is an easementSource of information: DeedsIs 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 ☐ UnknownIf No, who is responsible for maintenance? ownerRoad Association Name (if known): noneSource of information: seller

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

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Seller Initials uscJAC

PROPERTY LOCATED AT: 17 Mountain Rd, Oxbow, ME 04764**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/ARelevant Panel Number: N/A Year: N/A (Attach a copy)Comments: N/ASource of Section VI information: seller and FEMA websiteBuyer Initials \_\_\_\_\_ Page 6 of 8 Seller Initials VSC JAC

PROPERTY LOCATED AT: 17 Mountain Rd, Oxbow, ME 04764**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

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: \_\_\_\_\_

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

Year Principal Structure Built: 2006 What year did Seller acquire property? 2021

Roof: Year Shingles/Other Installed: 2020

Water, moisture or leakage: none

Comments: N/A

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: N/A

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

If Yes, are test results available? ..... ☐ Yes ☒ No

Comments: N/A

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: \_\_\_\_\_ ☐ Unknown

Comments: N/A

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: N/A

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

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Seller Initials USC JAC

PROPERTY LOCATED AT: 17 Mountain Rd, Oxbow, ME 04764KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None KnownComments: N/ASource of Section VII information: seller**SECTION VIII - ADDITIONAL INFORMATION**Wood stove and refrigerator in the basement will not convey with the property.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.

Vaughn S. Clark04/11/2026  
DATE

SELLER

**Vaughn S. Clark**Julie A. Clark04/11/2026

SELLER

**Julie A. Clark**

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



**Return To:**

Gateway Title of Maine, a Div of Liberty Title & Escrow Co, LLC  
49 West Broadway  
Lincoln, ME 04457

**File No.:** ME21013752L

**WARRANTY DEED**

**DLN NO.:** 1002140171463

Debra K. Mooney, f/k/a Debra K. Kenney, of 17 Mountain Road, Oxbow, ME 04764, FOR CONSIDERATION PAID, grants to Julie Hill Clark and Vaughn S. Clark, both with a mailing address of 21 Long Hill Road, Southwest Harbor, ME 04679, as joint tenants, with WARRANTY COVENANTS, the following described real property located in the City of Oxbow, County of Aroostook, State of Maine, being bounded and described as follows, to wit:

**PARCEL I:**

A certain piece or parcel of real estate situated in Oxbow Plantation, County of Aroostook and State of Maine, bounded and described as follows, to wit:

Commencing at a point in the center of Oxbow Road, so-called, which is 132 feet from the intersection of said road and the Umcolous Stream, so-called, north 47° west; thence south 20° west 33 feet to a squared cedar post as the true point of beginning; thence north 47° west 342 feet to a squared cedar post; thence south 43° west 217 feet to a squared cedar post; thence south 47° east 210 feet to a squared cedar post; thence north 70° east 262 feet, more or less, to the point of beginning.

Together with all easements, rights of way, and/or water rights as conveyed to Grantor and Grantee by Warranty Deed recorded in the Southern District of the Aroostook Registry of Deeds in Vol. 4295, Page 38 and in a Termination of Water Easement and Easement recorded in said Registry in Vol. 4292, Page 152.

**PARCEL II:**

A certain piece or parcel of real estate situated in Oxbow Plantation, County of Aroostook and State of Maine, bounded and described as follows, to wit:

Beginning at the southeast corner of those premises described in Warranty Deed of Almon R. Currier and Audrey L. Currier to Barry J. Kenney and Debra K. Kenney dated May 25, 2006 and recorded in the Southern District of the Aroostook Registry of Deeds in Vol. 4295, Page 38, thence westerly along the southerly boundary of said premises 210 feet, more or less, to the southwest corner thereof; thence south 52° west 227 feet to a point; thence northeasterly to the point of beginning.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Being the same premises as described in the deed from Barry J. Kenney to Debra K. Kenney dated September 17, 2008 and recorded in Book 4631, Page 155, Aroostook County Registry of Deeds.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Debra K. Mooney  
Debra K. Mooney

State of Maine  
County of Aroostook, ss

November 10, 2021

Personally appeared the above named Debra K. Mooney and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Jacquilin A. West  
Notary Public

\_\_\_\_\_  
Print Name

JACQUILIN A. WEST  
NOTARY PUBLIC  
STATE OF MAINE  
MY COMM. EXP. AUGUST 12, 2027



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

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### Right Now You Are A Customer

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

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

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

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

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

### You May Become A Client

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

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

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

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

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

### WHAT IS A DISCLOSED DUAL AGENT?

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

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

### Remember!

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

### THIS IS NOT A CONTRACT

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

To Be Completed By Licensee

This form was presented on (date) \_\_\_\_\_

To \_\_\_\_\_  
Name of Buyer(s) or Seller(s)

by \_\_\_\_\_  
Licensee's Name

on behalf of \_\_\_\_\_  
Company/Agency

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

To check on the license status of the real estate brokerage company or affiliated licensee go to [www.maine.gov/professionallicensing](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 · 85.5K subscribers · 1K videos

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

[lifestylepropertiesofmaine.com](https://lifestylepropertiesofmaine.com) and 4 more links



## 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