

CAPE COD HOME

HOME IN-TOWN | COUNTRY HOME

Screened Porch

16 Hyde Rd, Jay

Full Basement



\$249,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Welcome to this charming Cape Cod-style home located at 16 Hyde Road in Jay. Offering 4 bedrooms and 1 bathroom on a .24-acre lot, this home combines classic New England character with practical living space and everyday comfort.

Inside, you'll find a welcoming layout with room for family, guests, or a home office setup. The large screened porch creates the perfect place to relax, entertain, or enjoy Maine's beautiful summer evenings without the bugs. A spacious two-car garage and full basement provide excellent storage, workshop, and hobby space. The home is heated with a dependable hot water baseboard oil furnace to keep you comfortable through every season.



Located in the heart of western Maine, Jay offers small-town charm with convenient access to outdoor recreation, skiing, hiking, and fishing. The property is just minutes from everyday shopping, restaurants, schools, and local services in nearby Livermore Falls and Wilton. Larger retail shopping, dining, and entertainment options in Auburn and Lewiston are approximately 35–40 minutes away.

For travel and commuting, the home is approximately 1 hour 20 minutes to Portland and about 3 hours to Boston, making it an excellent location for those seeking a quieter lifestyle while remaining connected to larger city amenities.

Medical care is conveniently accessible with hospitals and healthcare services nearby in Farmington and Lewiston, while Portland offers access to Maine's largest medical facilities and airport services. Whether you're looking for a year-round residence or a place to enjoy Maine living with easy access to both recreation and conveniences, this property is ready to welcome you home.



**Lifestyle
Properties
of Maine**





16 HYDE RD, JAY

PRICE

\$249,000

TAXES

\$2,674/2026

0.24± ACRES

BUILT IN 1955

1,440± SQFT

ROAD FRONTAGE 228FT

HOW FAR TO...



Shopping | Farmington, 10± miles



Hospital | Farmington, 10± miles



Airport | Portland, 66± miles



Interstate | Exit 80, 30± miles



City | Farmington, 10± Miles



Boston | 168± miles 3 Hours



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Mariea Thurlow

ASSOCIATE BROKER | REALTOR®



207.403.3724 cell



207.794.6164 office



mariea@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Mariea's bio and
other listings



Testimonial:

'We haven't bought a house yet, as I write this review. But Mariea Thurlow is working hard for us—above and beyond, as the expression goes. We are in California trying to go home to Maine, which means her driving about and offering virtual property walkthroughs by phone. She is a trooper. My wife and I also watch all the video tours as they are posted to the YouTube channel. They are an amazing resource for people like us trying to move from "away", as some Mainers might say.'

Joe Wilcox



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Jay Police
(207) 897-6766

Fire

Jay Fire
(207) 645-2040

Town Office

340 main St Jay, ME 04239
Mon, Tues, Wed, Thurs- 7:30-5:30 / Fri, Sat, Sun- Closed
joffice@jay-maine.org
(207)897-6785

Tax Assessor

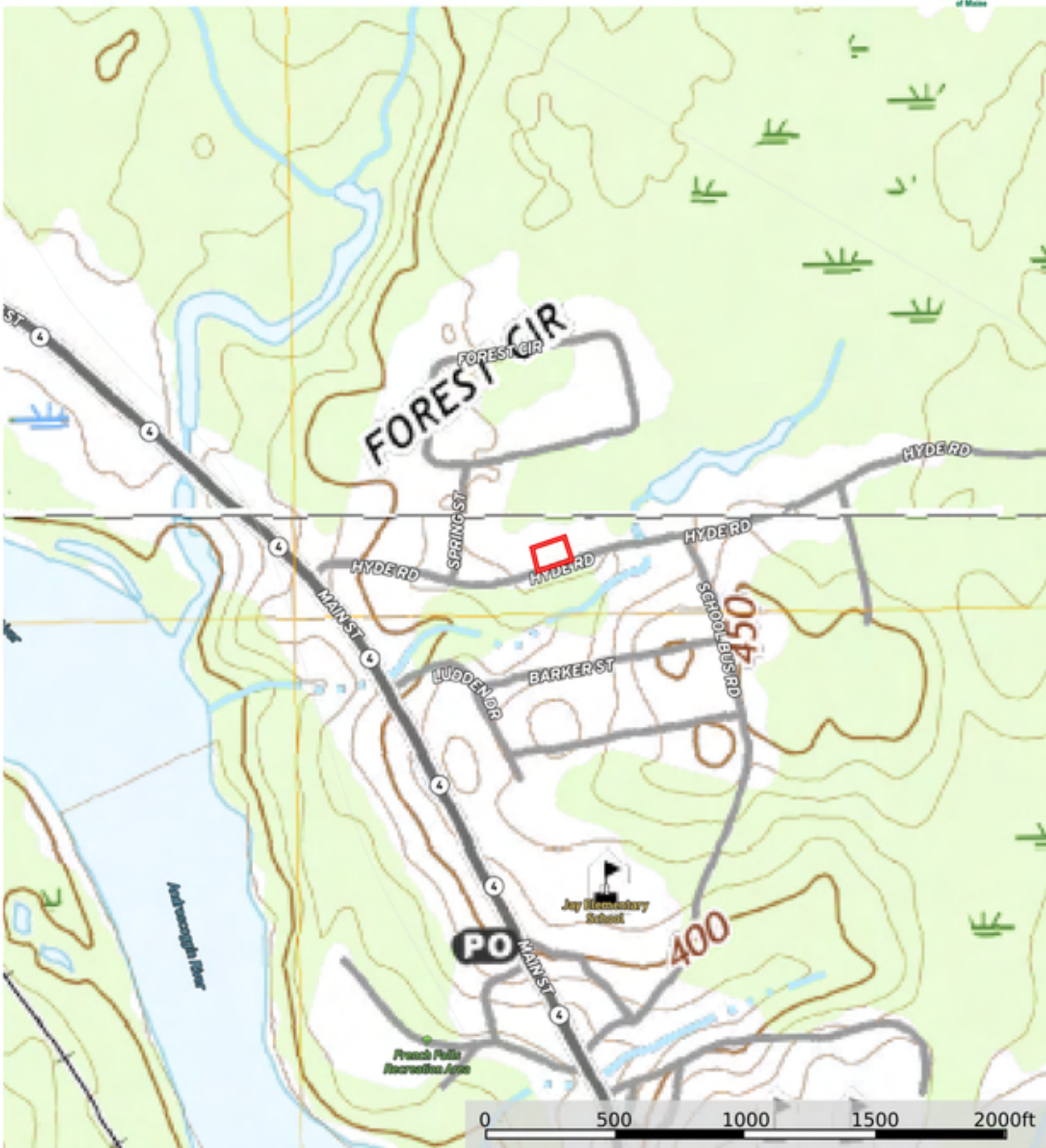
Lori Shink
(207)897-6785
deptxcol@jay-maine.org

Code Enforcement

Rhonda Palmer
(207)897-6785
jceo@jay-maine.org



Boundary



Boundary

16 Hyde Rd, Jay
Maine, AC +/-





PROPERTY LOCATED AT: 16 Hyde Road, Jay,**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: Town does water testing

Source of Section I information: Seller
 Buyer Initials _____ Page 1 of 8 Seller Initials BS SS

PROPERTY LOCATED AT: 16 Hyde Road, Jay,

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: _____ 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: _____

Source of Section II information: Seller

Buyer Initials _____

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Seller Initials BS SS

PROPERTY LOCATED AT: 16 Hyde Road, Jay,

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	HWBB Oil	Wood Stove, basement		
Age of system(s) or source(s)	unknown	unknown		
TYPE(S) of Fuel	Oil	wood		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	800-1000 gal	sellers haven't used		
Name of company that services system(s) or source(s)	Fabian Oil	none		
Date of most recent service call	2022	none		
Malfunctions per system(s) or source(s) within past 2 years	none	none, not used		
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: February 11, 2026

Date chimney(s) last cleaned: February 11, 2026

Direct and/or Power Vent(s): ☐ Yes ☒ No ☐ Unknown

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

If Yes, date: _____

Comments: Crack in liner found during inspection

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 _____

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Seller Initials BS SS

PROPERTY LOCATED AT: 16 Hyde Road, Jay,

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 ☐ UnknownIn the ceilings? ☐ Yes ☒ No ☐ UnknownIn the siding? ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ☐ Yes ☒ No ☐ UnknownOther: ☐ Yes ☒ No ☐ UnknownComments: No known asbestosSource 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 ☐ UnknownAre 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 ☐ UnknownAre test results available? ☐ Yes ☐ NoResults/Comments: Town does water testingSource of information: Seller**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: Seller

Buyer Initials _____

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Seller Initials BS SS

PROPERTY LOCATED AT: 16 Hyde Road, Jay,**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 ☐ NoComments: Some flaking paint on garage and deckSource of information: Seller/observation**G. OTHER HAZARDOUS MATERIALS -** Current or previously existing:TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ UnknownOther: No known hazardous materialsSource 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: _____

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: Seller

Buyer Initials _____

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Seller Initials BSSS

PROPERTY LOCATED AT: 16 Hyde Road, Jay,**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 ☐ UnknownIf yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?
_____Relevant Panel Number: 2303490025A Year: 1989 (Attach a copy)Comments: No digital data availableSource of Section VI information: Seller/msc.fema.govBuyer Initials _____ Page 6 of 8 Seller Initials BS SS

PROPERTY LOCATED AT: 16 Hyde Road, Jay,**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: _____

Year Principal Structure Built: 1955 What year did Seller acquire property? 2024

Roof: Year Shingles/Other Installed: unknown

Water, moisture or leakage: none

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: _____

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: _____

Buyer Initials _____

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Seller Initials BS SS

PROPERTY LOCATED AT: 16 Hyde Road, Jay,KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: crack in chimney liner, some flaking/peeling paint

Comments: _____

Source of Section VII information: Seller**SECTION VIII - ADDITIONAL INFORMATION**Dishwasher does not convey, washer and dryer do conveyATTACHMENTS 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.

Benaiah Said 05/28/2026
 SELLER DATE
Benaiah Said

Shannon Said 05/27/2026
 SELLER DATE
Shannon Said

 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:
property Address

WARRANTY DEED

DLN:1002440265648

KNOW ALL PERSONS BY THESE PRESENTS: That **Heather A. Smith f/k/a Heather A. Hemminger**, of 16 Hyde Road, Jay, ME 04239, for consideration paid grants to **Benaiah Jonathan Said and Shannon Said**, of 58 Fish Meadow Road, Livermore, ME 04253, as Joint Tenants, with WARRANTY COVENANTS, a certain lot or parcel of land, together with any buildings thereon, situated on the northerly line of the Hyde Road, so-called, in the Town of Jay, County of Franklin, State of Maine, bounded and described as follows:

Beginning at a point marked by a stone post on the northerly line of said road; thence northerly a distance of one hundred (100) feet to a stone post; thence westerly one hundred twenty (120) feet, to another stone post; thence southerly a distance one hundred (100) feet to another stone post; thence easterly along the northerly line of said road a distance one hundred twenty (120) feet to the point of beginning.

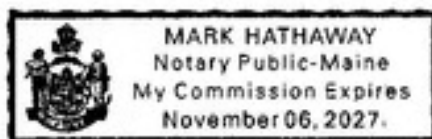
Meaning and intending to describe and convey the same premises conveyed to Heather A. Hemminger by Warranty Deed of Maurice A. Melanson and Sarah L. Melanson dated September 25, 2017 and recorded in the Franklin County Registry of Deeds at Book 3944, Page 8.

Executed this 28 day of February, 2024.

Heather Smith
Heather A. Smith
f/k/a Heather A. Hemminger

STATE OF MAINE
COUNTY OF Androscoggin, ss.

Then personally appeared before me on this 28 day of February, 2024 the said **Heather A. Smith** and acknowledged the foregoing to be her voluntary act and deed.



[Signature]
Notary Public
Commission expiration:

Red Door Title □ 2204 Woodbury Avenue, Newington NH 03801 □ (207) 358-7500

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Benaiah Said, Shannon Said

_____ (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT 16 Hyde Road, Jay,

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance. *MT*

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____ Buyer _____ Buyer _____ Buyer _____ Buyer _____ Agent	Date Date Date Date Date	<u>Benaiah Said</u> Seller <u>Benaiah Said</u> <u>Shannon Said</u> <u>Shannon Said</u> Seller <u>Marica Thurlow</u> Agent <u>Marica Thurlow, Associate Broker</u>	<u>05/28/2026</u> Date <u>05/27/2026</u> Date <u>05/28/2026</u> Date
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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. 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 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