



Lakeside Log Home

\$389,900

620 Sys Road
Lakeville, Maine
04487



Lifestyle
Properties
of Maine



Rick Theriault
 REALTOR®
 (207) 731-9902
rick@lifestylepropertiesme.com

Experience the tranquility of lakeside living at 620 Sys Road, where a custom-built 3-bedroom, 1-bath log home awaits on an expansive 11.2-acre parcel nestled along the serene shores of Upper Sysladobsis Lake in Lakeville, ME. This is an exceptional Maine vacation home in a largely unspoiled location.

Crafted with meticulous attention to detail, this well-constructed residence stands as a testament to quality craftsmanship. Resting on a solid 4-foot poured concrete frost wall, ensuring stability and durability for years to come.

Step inside to discover the thoughtful design and superior materials that define this home. Engineered hardwood flooring and tile grace the first floor, combining practicality with elegance. On chilly evenings, gather around the cozy wood stove, casting a warm glow that invites relaxation and conversation.



**SCAN THE
 QR CODE
 TO VIEW
 THE FULL
 PROPERTY
 DETAILS &**

www.lifestylepropertiesofmaine.com

Local Contacts

Police

Penobscot County Sheriff
 (207) 947-4585

Fire

Springfield Fire Dept
 (207) 738-2263

Town Office

Bottle Lake Road
 (207) 738- 5047

Tax Assessor

Board of Assessors
townoflakeville@gmail.com

Code Enforcement

LUPC
 (207) 485-8354

School District

Tuition

Proximity

Shopping

Lincoln, 31± miles

City

Bangor, 80± miles

Airport

Bangor International, 82± miles

Interstate

Exit #227, 37± miles

Hospital

Penobscot Valley, 32± miles

Boston, MA

314± miles (5.5± hours)

The kitchen is a chef's delight, featuring soft-touch cabinets that blend seamlessly with the rustic charm of the log cabin. Every detail has been carefully considered to enhance both functionality and aesthetics, creating a space that is as beautiful as it is practical.

Ascend the stairs to the loft space and second bedroom, where the same attention to detail and quality materials continue to impress. Built-in storage provides ample space to stow away belongings, while the natural wood finishes exude warmth and character. Large double pane windows and skylights let in natural light, for this off-grid lake house.

Step outside onto the expansive 3-season screened porch or open deck, where breathtaking views of the 360 feet of lake frontage await. Set amidst 11.2 acres of pristine woodland, this property offers a secluded retreat surrounded by towering evergreens and majestic hardwoods.





Upper Sysladobsis Lake, spanning 1061 acres with depths up to 40 feet, beckons with its crystal-clear waters teeming with landlocked salmon, smallmouth bass, and perch. Explore over 11 miles of shoreline, ideal for kayaking or canoeing amidst the tranquil beauty of the Maine wilderness.



As night falls, revel in the unspoiled splendor of the dark sky, where stars shine brightly and the moon casts its gentle glow, undisturbed by city lights. Gather around crackling campfires on the shore, as laughter fills the air and children frolic in the water's edge. Keep an eye out for majestic moose wading in secluded coves, adding to the enchantment of this pristine lakeside paradise.

Embrace the serenity of lakeside living and create cherished memories with family and friends at this idyllic retreat. Don't miss the opportunity to make 620 Sys Road your own, and embark on a lifetime of lakeside adventures in this exceptional property in Lakeville, ME.

Property Specifics

Trash Removal
Transfer Station

Electric Company
N/A

Heating Company
N/A

Water/Sewer
Private

Internet Provider/Speed
Starlink





620 Sys Road, Lakeville

Year Built

2001

Square Foot

960

Bedrooms

Three

Bathrooms

One

Flooring

Tile | Wood

Garage

N/A

LISTING PRICE

Acres 11.2± \$389,900 Taxes \$583.40

Water

Private

Heating

Stove

Zoning

Shoreland

Sewer

Private

Cooling

None

Road Frontage

Yes | 448'

Roof

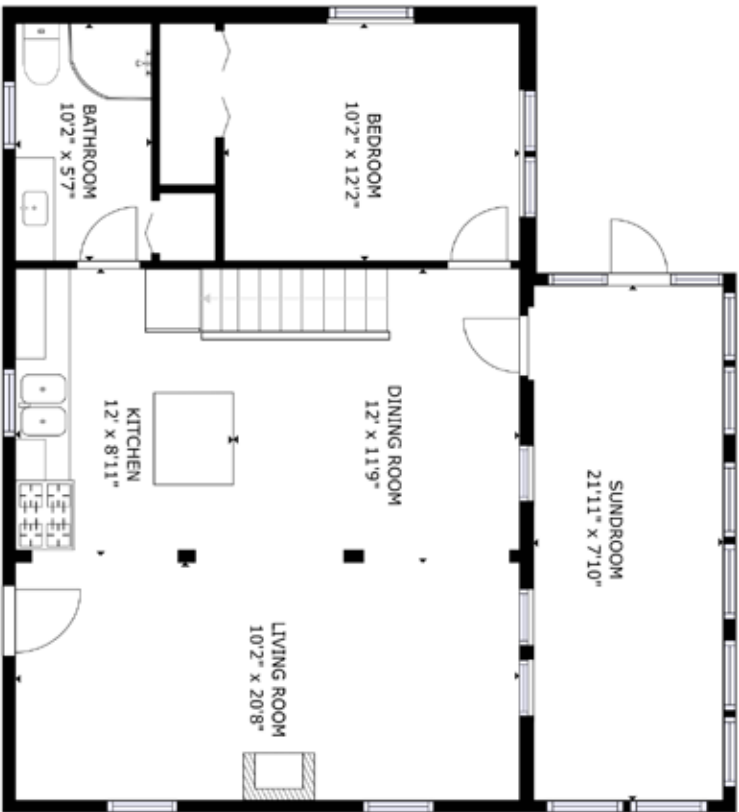
Metal

View

Lake View | Scenic

Water Frontage

360' | Upper Sysladobsis

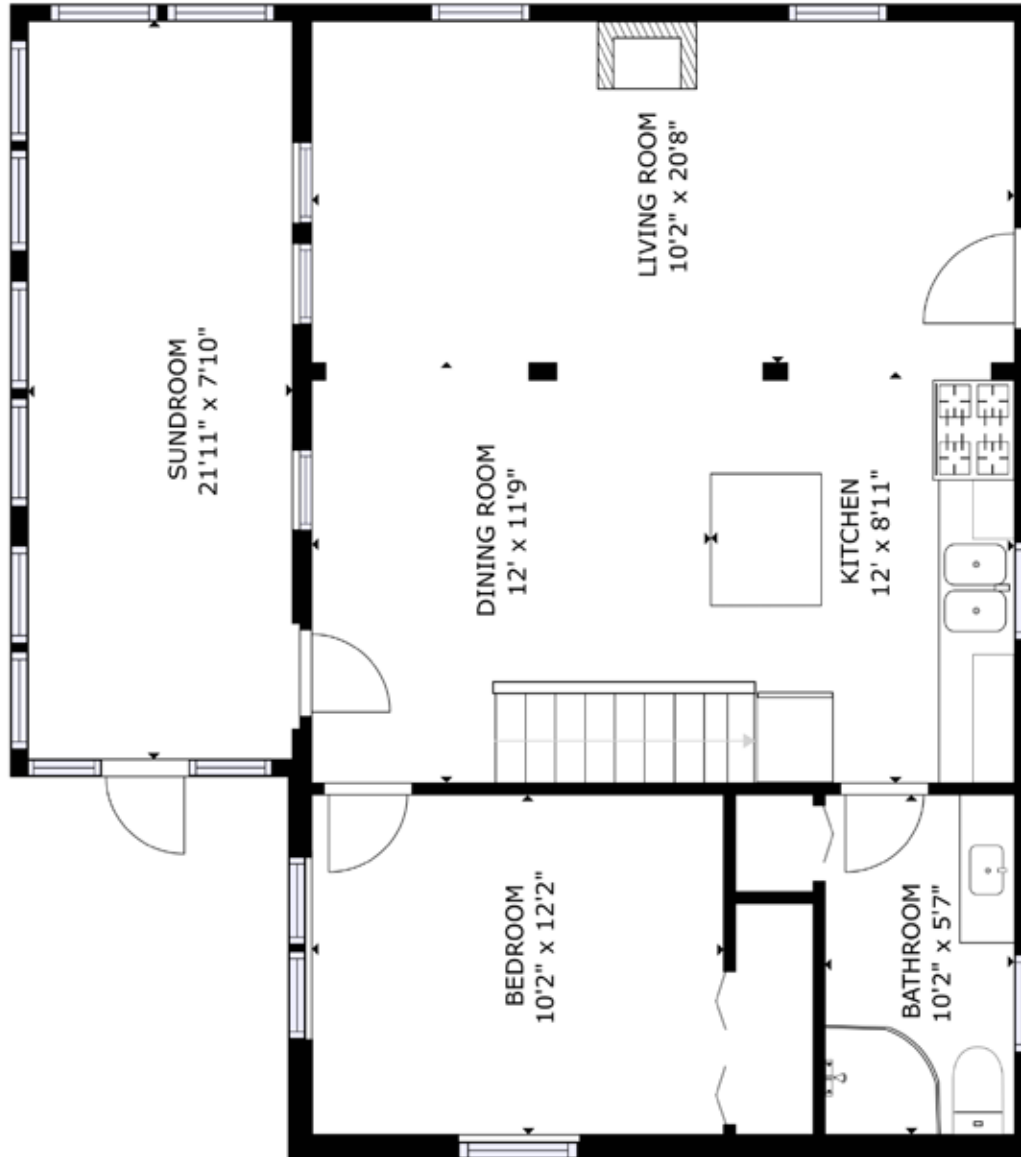


FLOOR 1



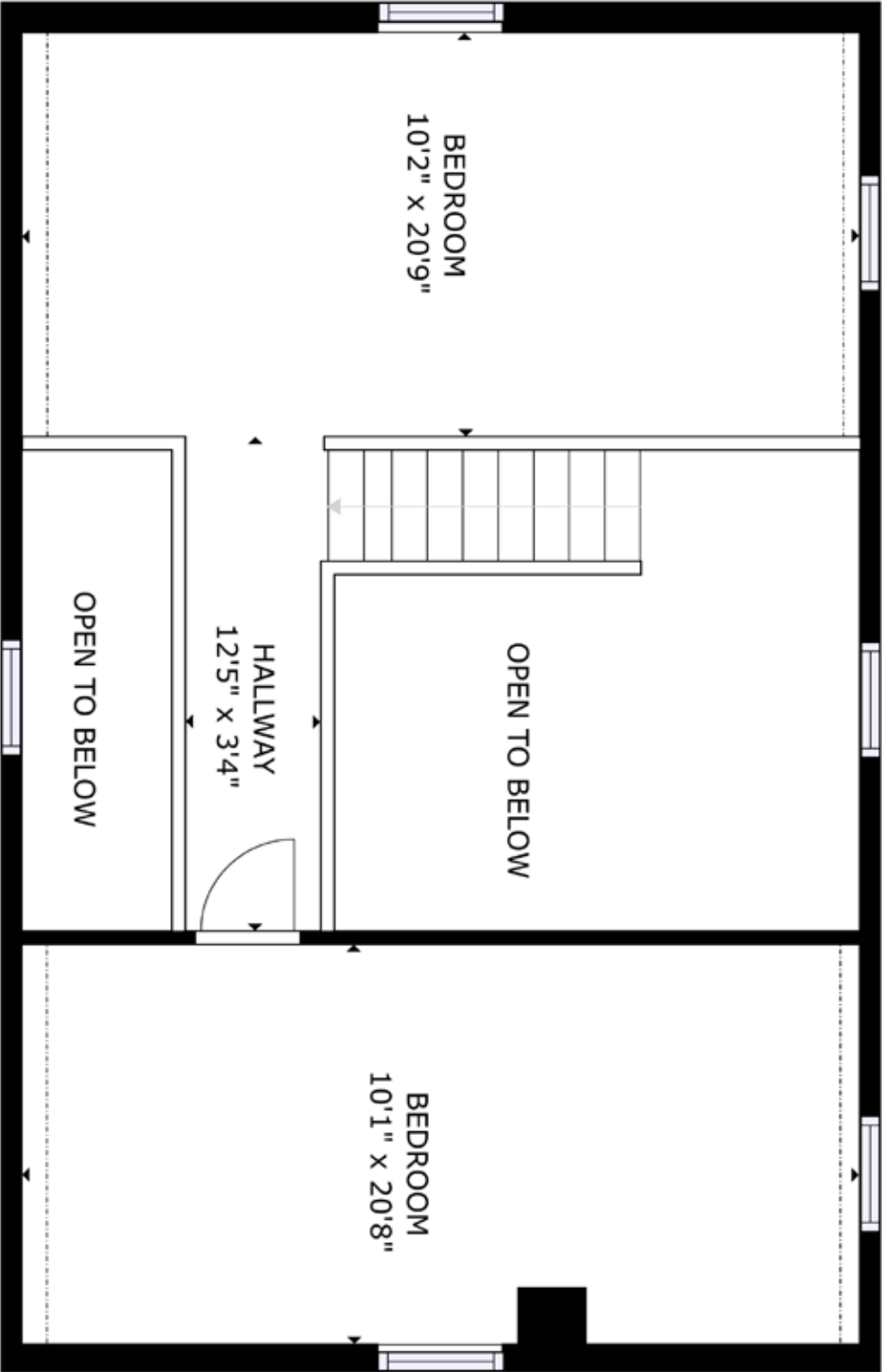
FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 673 sq ft, FLOOR 2: 470 sq ft
 REDUCED BALCONY: 24 sq ft
 TOTAL: 1167 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 873 sq ft, FLOOR 2: 470 sq ft
 REDUCE HEADROOM: 24 sq ft
 TOTAL: 1343 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GRAND INTERNAL AREA
FLOOR 1: 87'0" x 10'0" FLOOR 2: 47'0" x 10'0"
TOTAL: 134'0" x 10'0"
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Lakeville-620 Sys Road

Penobscot County, Maine, AC +/-



— Track  Boundary

United Country Lifestyle Properties of Maine

P: 800-286-6164

<https://www.lifestylepropertiesofmaine.com/>

113 West Broadway



The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

www.landbrothers.com

Lakeville-620 Sys Road
Penobscot County, Maine, AC +/-



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Lakeville-620 Sys Road
Penobscot County, Maine, AC +/-



— Track □ Boundary

|  Boundary 11.71 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CaC	Canaan extremely rocky sandy loam, 5 to 15 percent slopes	5.94	50.77	0	13	7s
MrB	Monarda-Burnham complex, 0 to 3 percent slopes, very stony	2.32	19.83	0	20	7s
HvB	Howland loam, 0 to 8 percent slopes, very stony	2.16	18.46	0	35	6s
MsC	Monarda-Burnham complex, 0 to 15 percent slopes, extremely stony	1.28	10.94	0	16	7s
W	Water bodies	0.01	0.09	0	-	-
TOTALS		11.71(*)	100%	-	18.78	6.82

(*) 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.



PROPERTY LOCATED AT: 620 Sys Road, Lakeville, ME 04487**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 Lake Drawn ☐ 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: 05/07/2024 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: _____~~

~~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: There is a 250 gallon storage tank and circulator pumps in the basement for the water system

Source of Section I information: seller

Buyer Initials _____

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Seller Initials KN

CN

PROPERTY LOCATED AT: 620 Sys Road, Lakeville, ME 04487

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: **Standing by the entry door, facing the lake, the tank is behind and to the right** OR ☐ Unknown

Date installed: 2020 Date last pumped: n/a Name of pumping company: n/a

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: n/a

Date of last servicing of tank: 2020 Name of company servicing tank: n/a

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **on the right side of the house forward of the tank.**

Date of installation of leach field: 2020 Installed by: **Hazen Jipsen**

Date of last servicing of leach field: 2020 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: _____

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: **there is a grey water system that the sink and shower are connected to. The toilet is connected to the septic tank.**

Source of Section II information: seller

Buyer Initials _____

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Seller Initials KN CN

PROPERTY LOCATED AT: **620 Sys Road, Lakeville, ME 04487****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	wood stove			
Age of system(s) or source(s)	23 years			
TYPE(S) of Fuel	wood			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	used seasonally			
Name of company that services system(s) or source(s)	n/a			
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years	none			
Other pertinent information				

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/Power Vent(s): ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☒ No ☐ UnknownIf Yes, date: n/aComments: **propane for the refrigerator and stove**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 ☐ UnknownIf Yes, are tanks in current use? ☐ Yes ☐ No ☐ UnknownIf no longer in use, how long have they been out of service? n/aIf tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☐ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☐ UnknownAge of tank(s): n/aSize of tank(s): n/aLocation: n/a

Buyer Initials _____

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Seller Initials KNCN

PROPERTY LOCATED AT: 620 Sys Road, Lakeville, ME 04487

What materials are, or were, stored in the tank(s)? n/a

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

Comments: none

Source of information: seller

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

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

In the ceilings? ☐ Yes ☒ No ☐ Unknown

In the siding? ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ☐ Yes ☒ No ☐ Unknown

Other: ☐ Yes ☒ No ☐ Unknown

Comments: no known asbestos on the property

Source of information: seller/observation

C. RADON/AIR - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If Yes: Date: n/a By: n/a

Results: n/a

If applicable, what remedial steps were taken? n/a

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

Are test results available? ☐ Yes ☐ No

Results/Comments: none

Source of information: seller

D. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If Yes: Date: n/a By: n/a

Results: n/a

If applicable, what remedial steps were taken? n/a

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

Are test results available? ☐ Yes ☐ No

Results/Comments: none

Source of information: seller

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: none

Source of information: seller

Buyer Initials _____

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Seller Initials KN

CN

PROPERTY LOCATED AT: 620 Sys Road, Lakeville, ME 04487

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: no paint

Source of information: seller/observation

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: n/a

Source of information: seller

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

SECTION V — GENERAL INFORMATION

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: Road Association, ROW for access ,restrictive covenants RT

Source of information: seller and 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? Association

Road Association Name (if known): Sysladobsis Lot Owners Association

Buyer Initials _____

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Seller Initials KN

CN

PROPERTY LOCATED AT: **620 Sys Road, Lakeville, ME 04487**

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

Is house now covered by flood insurance policy (not a determination of flood zone) ☐ Yes ☒ No ☐ Unknown

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: **propane tank**

Year Principal Structure Built: **2001**

What year did Seller acquire property? **2019**

Roof: Year Shingles/Other Installed: **2001**

Water, moisture or leakage: **none**

Comments: **metal roof**

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: **none**

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

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

Comments: **none**

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: **Wired for a generator and there is a small solar system**

Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available? ☐ Yes ☐ No ☒ Unknown

Manufactured Housing – Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ Unknown

Modular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure
 ☐ Yes ☒ No ☐ Unknown

Comments: **none**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **no known defects** on demand heater needs to be replaced, it is in process to be done **RT**

Comments: **none**

Source of Section V information: **seller**

Buyer Initials _____

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Seller Initials **CN**

CN

PROPERTY LOCATED AT: 620 Sys Road, Lakeville, ME 04487

SECTION VI — ADDITIONAL INFORMATION

seller installed a full 3 bedroom septic system in 2020

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.

Kevin Nilsen 05/07/2024
SELLER DATE
Kevin Nilsen

Christine Nilsen 05/07/2024
SELLER DATE
Christine Nilsen

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



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WARRANTY DEED

MELVIN W. BURKHARDT and **KATHARINE L. BURKHARDT**, both of 46 Pinewood Drive, Somersworth, New Hampshire 03878, for consideration paid, **GRANT** to **KEVIN NILSEN** and **CHRISTINE NILSEN**, both of 65 Ellsworth Road, East Fairfield, Vermont 05448, with **WARRANTY COVENANTS**, as **joint tenants**, a certain lot or parcel of land, together with the buildings and improvements thereon, situate in Lakeville, Penobscot County, Maine, to wit:

Being a portion of Lot 4-05 as shown on a plan entitled "Phase Four of the Division of Land for Sysladobsis Realty Trust" dated February 1988 and recorded in the Penobscot County Registry of Deeds in Plan File C30-88. Said lot also being situated on the most northeasterly shore of the Upper Sysladobsis Lake in the Town of Lakeville, County of Penobscot and the State of Maine, bounded and described as follows:

Beginning at a found 5/8 inch rebar near the shore of Upper Sysladobsis Lake and on the most northerly line of Lot 4-04 as shown on the above mentioned plan; thence N 48° 55' 15" E along said northerly line of said Lot 4-04 a distance of one thousand four hundred sixty (1460±) feet, more or less, to a point on said northerly line of said Lot 4-04; thence N 83° 52' 00" W through lands of said Haynes a distance of five hundred thirty-eight (538±) feet, more or less, to a set 5/8 inch rebar; thence S 43° 14' 15" W through lands of said Haynes a distance of one thousand three hundred thirty-two (1332±) feet, more or less, to a set 5/8 inch rebar at or near the normal high water mark of Upper Sysladobsis Lake; thence generally southeasterly along said normal high water mark of Upper Sysladobsis Lake a distance of three hundred sixty (360±) feet, more or less, to most southwesterly corner of the above mentioned Lot 4-04; thence N 48° 55' 15" E along the northerly line of said Lot 4-04 a distance of four (4 ±) feet, more or less, to the point of beginning.

The above mentioned two rebar set near the shore of Upper Sysladobsis Lake are connected by a tie line with a bearing of S 82° 00' 00" E and a distance of three hundred fifty-three and five tenths (353.5') feet in length. The above described lot contains eleven and two tenths (11.2) acres, more or less.

All bearings are based on those found on the plan in Map File No. C30-88.

This conveyance is subject to the Declaration of Restrictions executed by the trustees of Sysladobsis Realty Trust and recorded in said Registry, Book 4245, Page 293, and further subject to any conditions or reservations set forth in the above described deed of the Penobscot Indian Nation to the said trustees of Sysladobsis Realty Trust dated October 30, 1987 and recorded in said Registry in Book 4131, Page 143 insofar as they affect the premises being conveyed

Together with, as appurtenant to the above described premises, all the rights and privileges and subject to all the obligations and responsibilities of membership in the Sysladobsis Lot Owners Association, a Maine nonprofit corporation. This conveyance is subject to a right of way, for all purposes of a way, 50 feet in width, the centerline of which is centerline of the existing road as set forth in said plan.

Being the same premises described in the deed from Ronald R. Starr, Jr. and Susan K. Starr to Melvin W. Burkhardt and Katharine L. Burkhardt dated October 3, 2014, recorded in Book 13673, Page 249 in the Penobscot County Registry of Deeds.

WITNESS our hands and seals this 14th day of June, 2019.

Signed, Sealed and Delivered
In the Presence Of

STATE OF MAINE
PENOBSCOT, ss.

Melvin W. Burkhardt

Melvin W. Burkhardt

Katharine L. Burkhardt

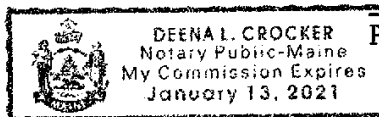
Katharine L. Burkhardt

June 14, 2019

Personally appeared before me, the above named Melvin W. Burkhardt and Katharine L. Burkhardt and acknowledged the foregoing instrument to be their free act and deed.

Deena L. Crocker

Notary Public



Print Name

Maine Real Estate Transfer Tax Paid
SUSAN F. BULAY, REGISTER
PENOBSCOT COUNTY MAINE E-RECORDED



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

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

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

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

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

You May Become A Client

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

- ✓ 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 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 United Country Lifestyle Properties of Maine
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.