



Large Cape Home

\$449,000

310 Route 41
Winthrop, Maine
04364



**Lifestyle
Properties
of Maine**



Mariae Thurlow
REALTOR®
(207) 403-3724
mariea@lifestylepropertiesme.com

This beautiful home located at 310 Route 41 Winthrop, offers plenty of space for a growing family. Located on a 3.30 acre lot, this home provides plenty of privacy, but is not far from town.

As you walk into the home, you come into an entry area with a double closet for coats and shoes. From the entry you will find the downstairs bathroom with tub and shower combo, and another large closet. To the right is the large kitchen/dining area. Here you will find ample cabinets for storage, a large island, and new stainless steel appliances. The large living room provides ample space for relaxation and has french doors that lead out to the back deck. Here is where you will find the beautiful above ground pool.



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

www.lifestylepropertiesofmaine.com

Local Contacts

Police

Winthrop Police Dept
(207) 377-7226

Fire

Winthrop Fire Dept
(207) 377-7223

Town Office

17 Highland Ave
(207) 377-7200
M-F 8am-4:30pm

Tax Assessor

Roberta Duplisea
Ext 6006

Code Enforcement

Mark Arsenault
Ext 6007

School District

Winthrop Public Schools
(207) 377-2296

Proximity

Shopping

Winthrop, 4± miles

City

Augusta, 13± miles

Airport

Portland International, 54± miles

Interstate

Exit #86, 13± miles

Hospital

Maine Medical Center, 64± miles

Boston, MA

160± miles (3± hours)

This 4 bedroom home has one bedroom located on the first floor with a good size closet. The second entry space is where you will find the staircase to the second story, the basement entry, and two more very large closets for storage. As you walk up the stairs you come to a hall area where you will access the three bedrooms and the second bathroom.

The large master, located on the second story, has a closet that runs the entire length of one wall and a ceiling fan. The second bedroom features a large walk-in closet and ceiling fan, and the third bedroom features a traditional closet and ceiling fan as well. The spacious second story bathroom has another large closet and tub/shower combo.

In the basement you will find the washer and dryer hook-ups, water heater, HWBB oil furnace, wood stove, and electric panel. From the basement you can walk-out into the garage. The two car garage with automatic door openers has a large open area above. You could finish this space and have an exercise space, craft room, in-law suite, or just use this area for extra storage.





Winthrop proves an opportunity for fishing, swimming, and water recreation with its many lakes. Just to name a few, there are Cobbosseecontee, Androscoggin, and Maranacook. The boat launch in Readfield is located just 3 minutes away. Norcross Point Park, where they hold the 4th of July fireworks, is just 5 minutes away. This is the second boat launch on the lake and provides a great spot for kids to fish. There are several restaurants and shops, a public beach, and a library.



Winthrop is home to Mt. Pisgah, the highest point in Kennebec County. It has a hiking trail leading to a historic fire lookout tower. Cobbossee Lighthouse is another popular landmark. Winthrop has a population of around 6000 people, according to the 2020 census. Winthrop Public Schools is an independent school system serving around 840 kids and ranks well in the state of Maine.

Property Specifics

Trash Removal

N/A

Electric Company

CMP

Heating Company

Fieldings Oil

Water/Sewer

Private

Internet Provider/Speed

Consolidated





310 Route 41, Winthrop

Year Built

2004

Square Foot

2072

Bedrooms

Four

Bathrooms

Two

Flooring

Carpet | Laminate | Wood

Garage

Yes | 2 Car

LISTING PRICE

Acres 3.3± \$449,000 Taxes \$4891.37

Water

Private

Sewer

Private

Roof

Shingle

Heating

Baseboard | Stove

Cooling

N/A

View

Scenic

Zoning

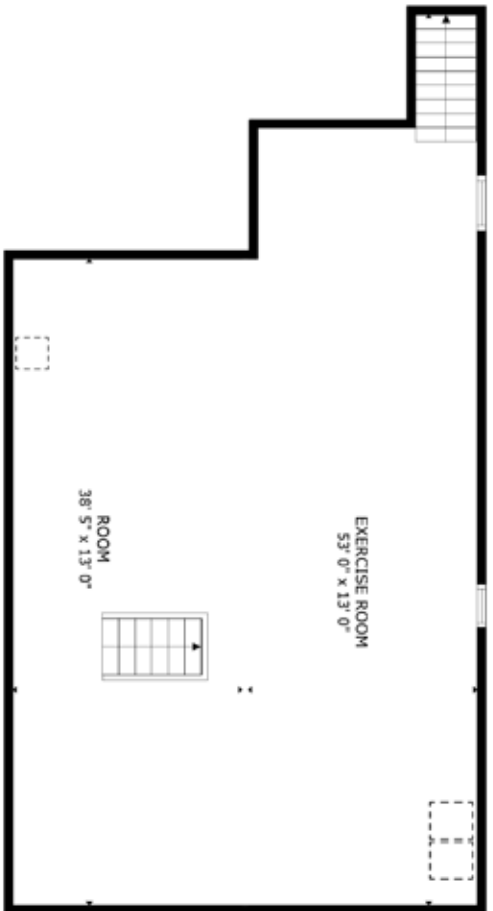
Residential

Road Frontage

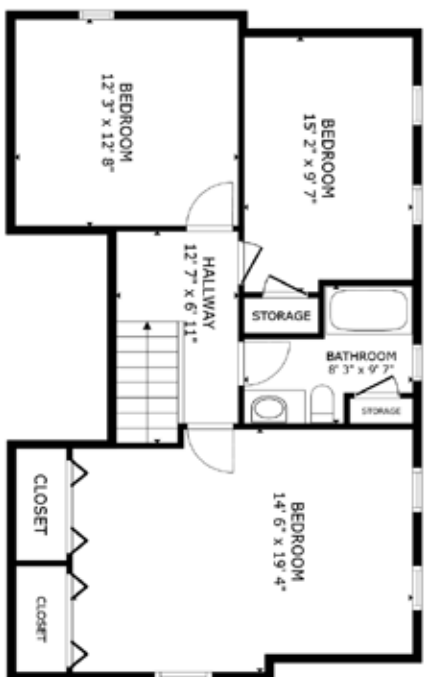
Yes | 250'

Water Frontage

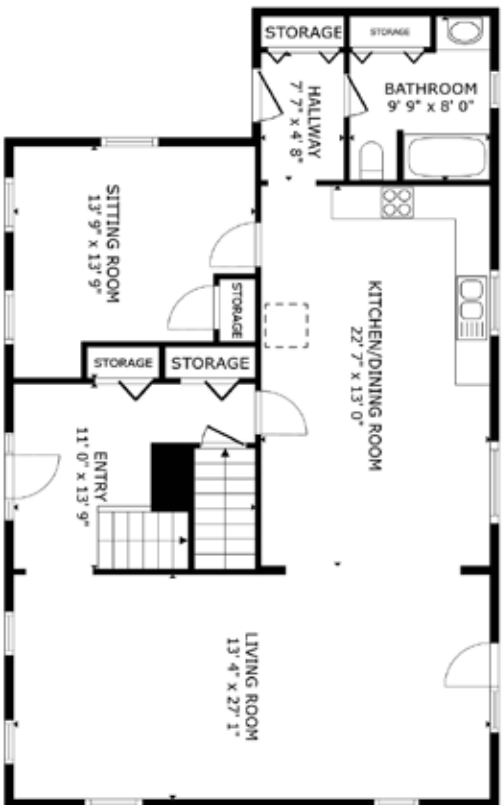
N/A



FLOOR 1



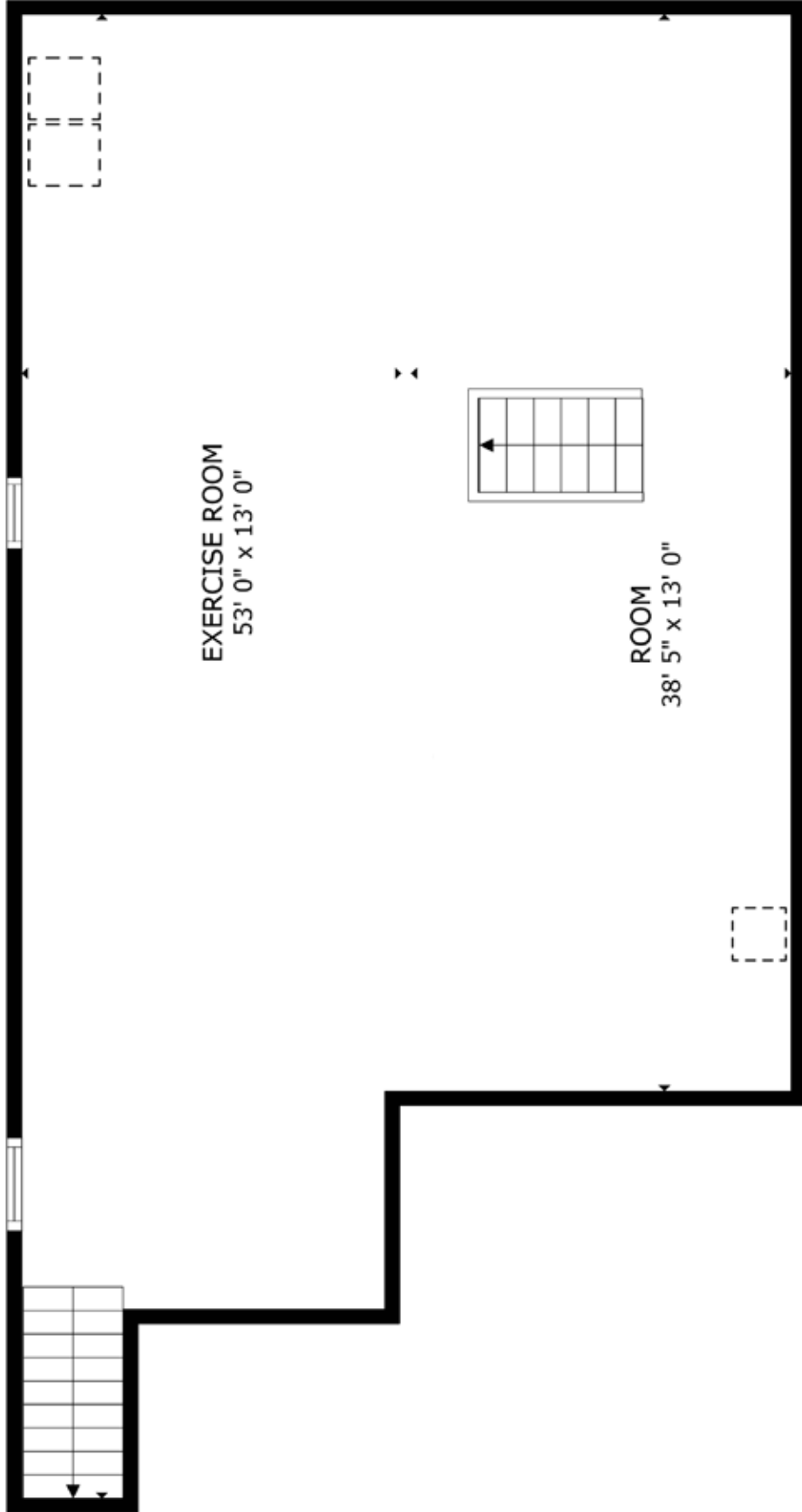
FLOOR 3



FLOOR 2

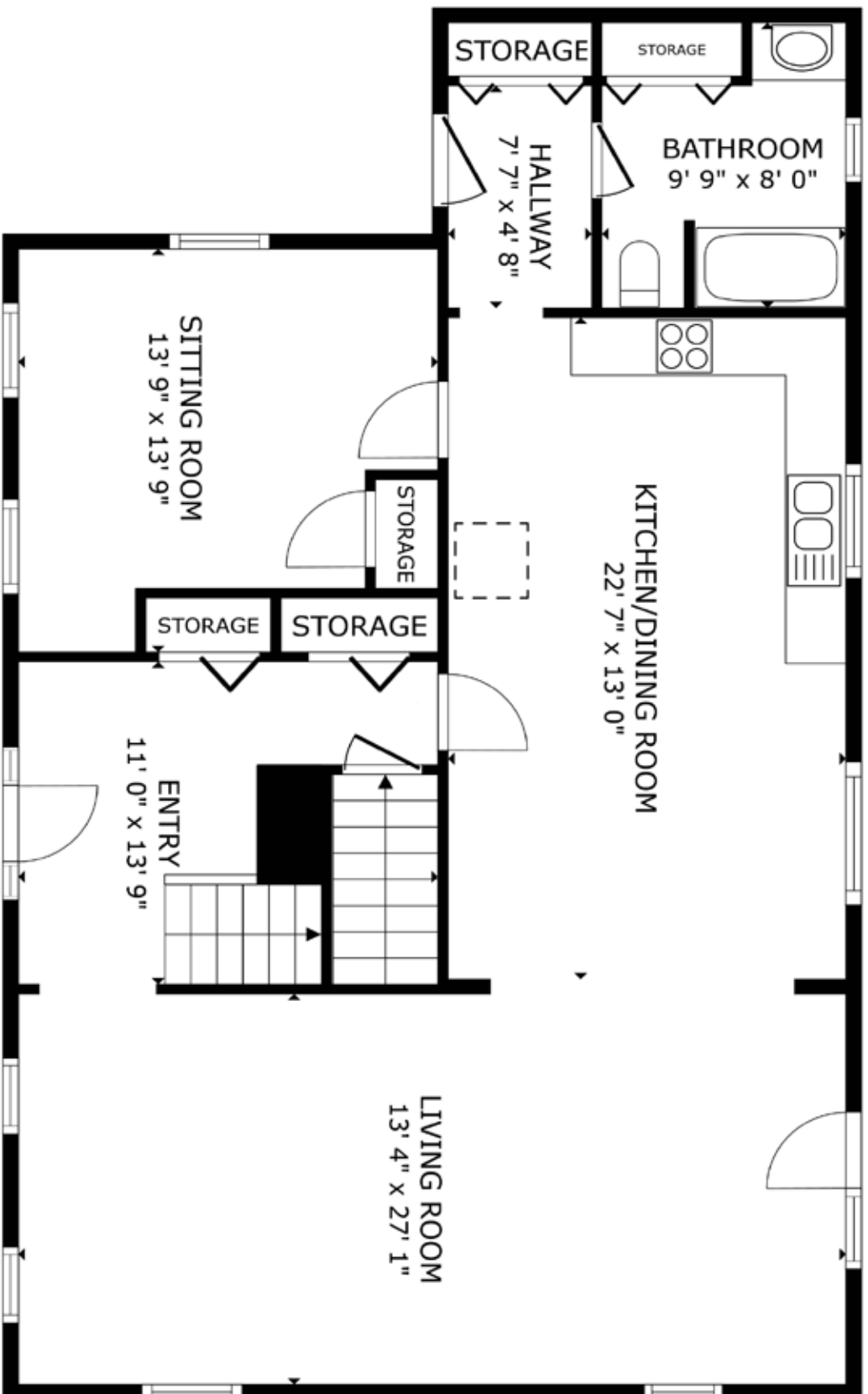
GROSS INTERNAL AREA
 FLOOR 1 1,133 sq.ft. FLOOR 2 1,151 sq.ft. FLOOR 3 780 sq.ft.
 TOTAL : 3,063 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 1

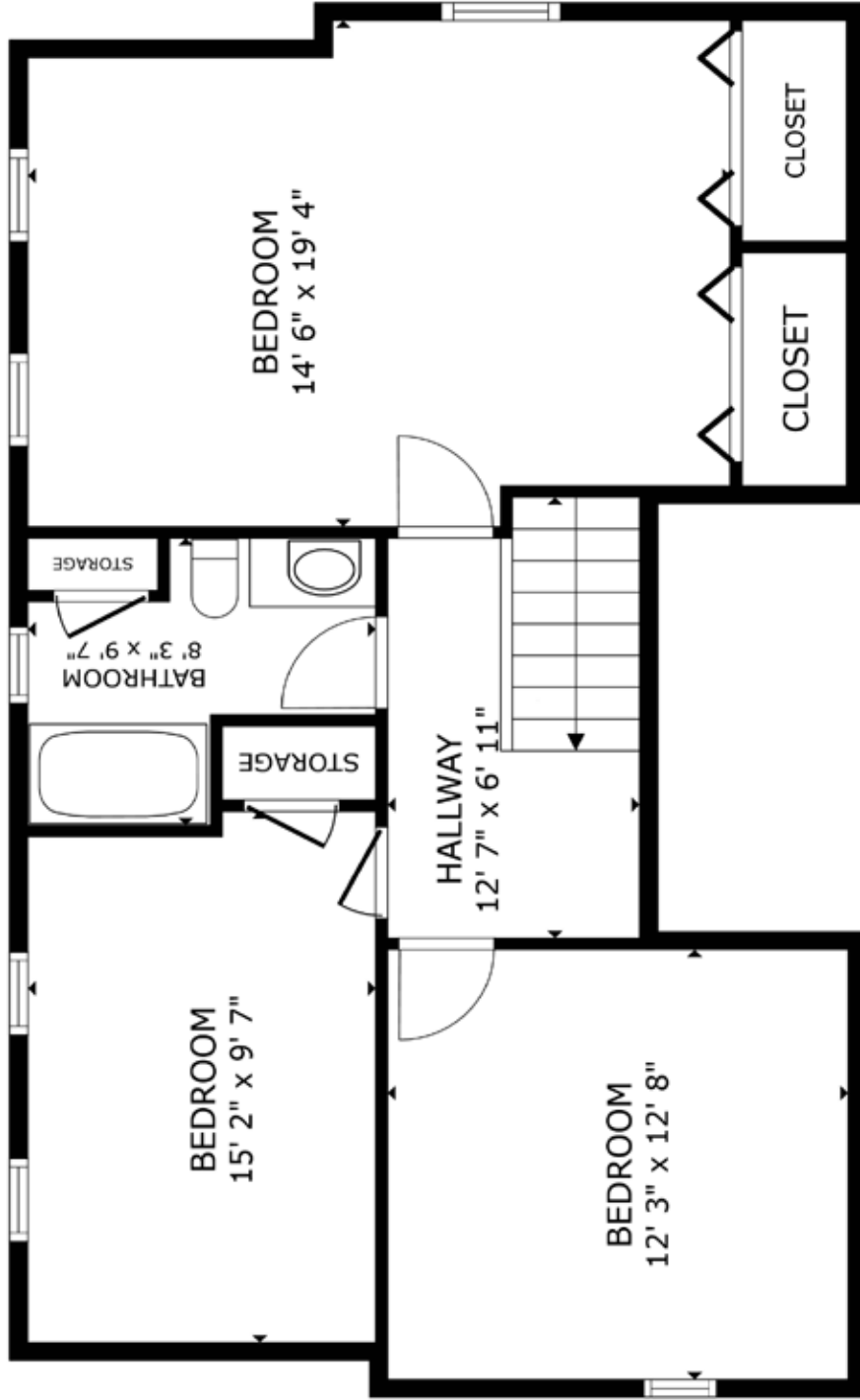
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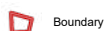




FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 1,133 sq.ft. FLOOR 2 1,151 sq.ft. FLOOR 3 780 sq.ft.
 TOTAL : 3,063 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

310 Route 41 Winthrop
Kennebec County, Maine, 3.3 AC +/-



United Country Lifestyle Properties of Maine

P: 800-286-6164

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

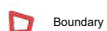
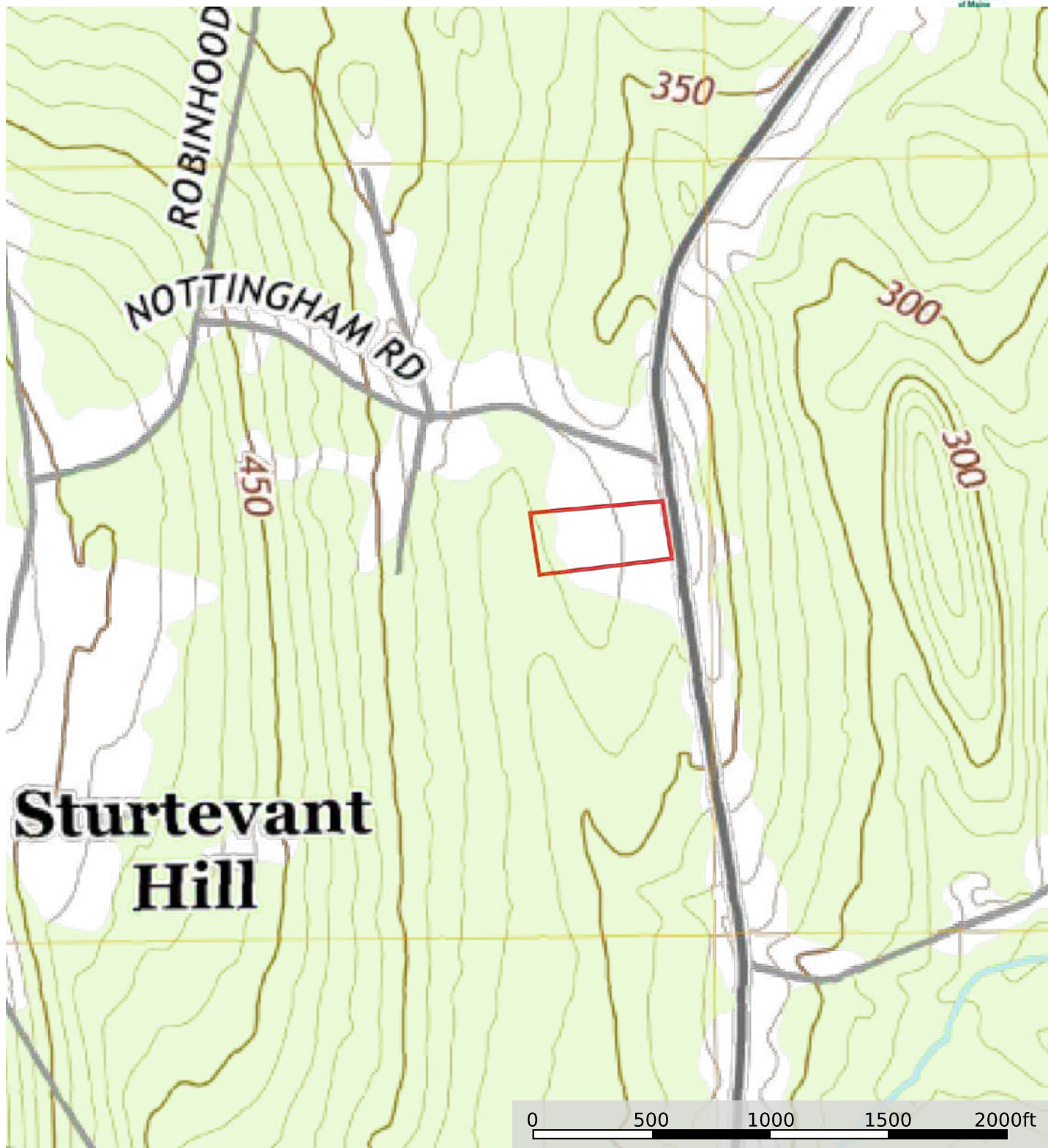
113 West Broadway



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.lifestylepropertiesofmaine.com

310 Route 41 Winthrop
Kennebec County, Maine, 3.3 AC +/-



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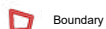


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www.landbrothers.com

310 Route 41 Winthrop

Kennebec County, Maine, 3.3 AC +/-



Boundary

United Country Lifestyle Properties of Maine

P: 800-286-6164

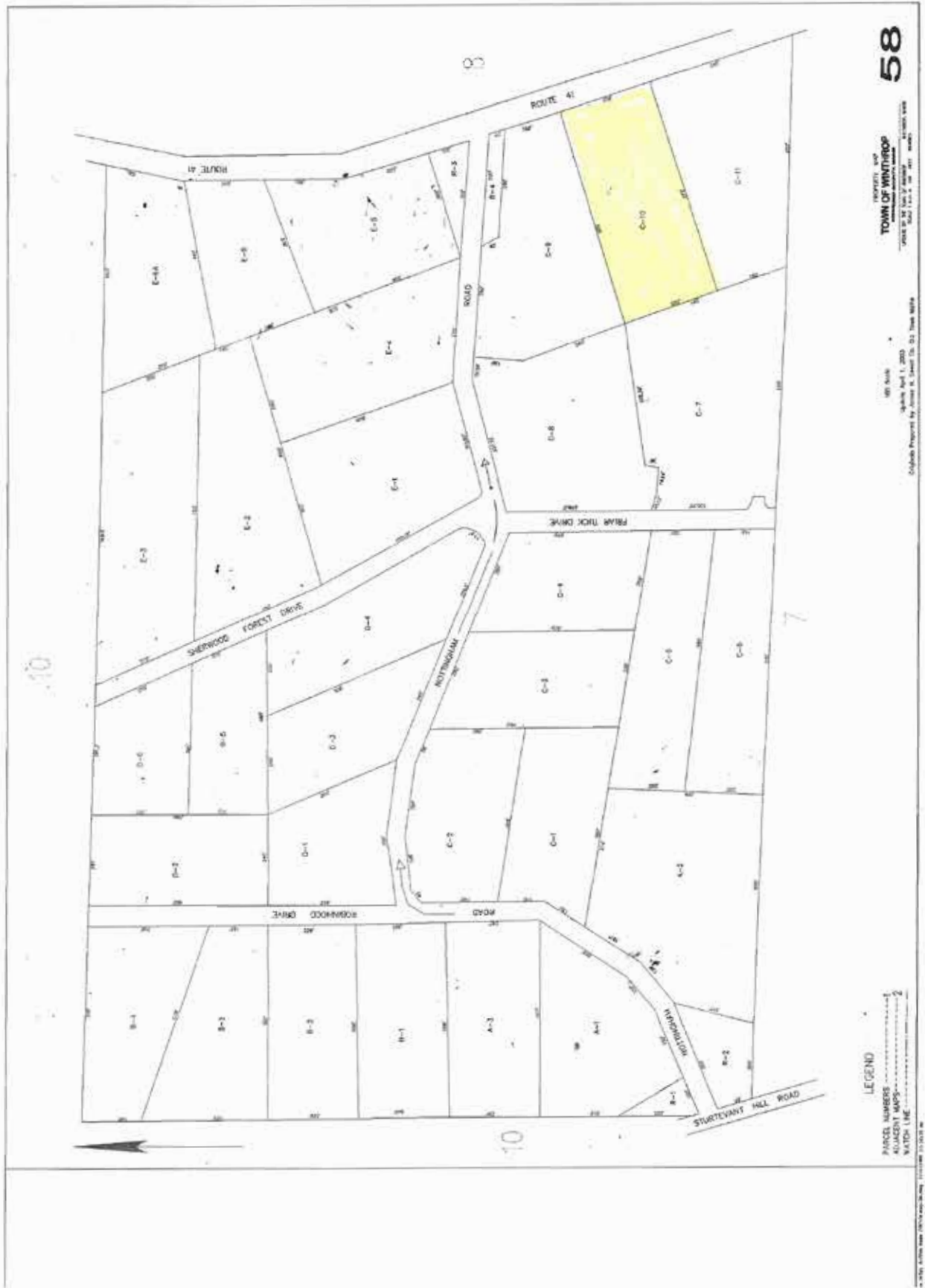
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113 West Broadway



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PROPERTY LOCATED AT: **310 Route 41, Winthrop,**

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: **06/21/2004** 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: **Front of house**

Installed by: **Rolfe's Well Drilling**

Date of Installation: **06/2004**

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 7 Seller Initials **JDS** **DJS** _____

PROPERTY LOCATED AT: 310 Route 41, Winthrop,

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: **Behind house (living room)** OR ☐ Unknown

Date installed: **06/2004** Date last pumped: **04/15/2024** Name of pumping company: **Pat Jackson, Inc**

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: **none** Name of company servicing tank: **n/a**

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **directly behind house**

Date of installation of leach field: **06/2004** 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: _____

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 _____

Page 2 of 7

Seller Initials **JDS**

JDS

PROPERTY LOCATED AT: **310 Route 41, Winthrop,****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	Wood Stove		
Age of system(s) or source(s)	06/2004			
TYPE(S) of Fuel	Oil	wood		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	approx. 647 gallons			
Name of company that services system(s) or source(s)	Fieldings Oil	N/A		
Date of most recent service call	11/27/2023	none		
Malfunctions per system(s) or source(s) within past 2 years	N/A	N/A		
Other pertinent information		not used in many years		

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: **10 years ago**

Date chimney(s) last cleaned: _____

Direct/Power Vent(s): ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown

If Yes, date: _____

Comments: **Oil and filled 5/14/24, Chimney inspected when wood stove was in use**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 _____

Page 3 of 7

Seller Initials **JDS****JS** _____

PROPERTY LOCATED AT: 310 Route 41, Winthrop,

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

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

Comments: No known storage tanks

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

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 _____

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Seller Initials JDS DJS

PROPERTY LOCATED AT: 310 Route 41, Winthrop,

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 — 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: _____

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): _____

Buyer Initials _____

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Seller Initials JDS

DJS

PROPERTY LOCATED AT: 310 Route 41, Winthrop,

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 Exemption**

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: _____

Year Principal Structure Built: 06/2004

What year did Seller acquire property? 06/2004

Roof: Year Shingles/Other Installed: 06/2004

Water, moisture or leakage: **minor-see additional information section VI**

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: **see additional 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: _____

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **none**

Comments: _____

Source of Section V information: **Seller**

Buyer Initials _____

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Seller Initials **JDS**

DJS

PROPERTY LOCATED AT: 310 Route 41, Winthrop,

SECTION VI — ADDITIONAL INFORMATION

Chimney had minor occasional dripping in basement due to "wicking" of rain water and has since been sealed by Don's Stove Shop.

One basement window leaked when house was first built but issue was corrected by adding window wells and a drain under the one window.

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.

John D. St. Pierre 05/15/2024
SELLER DATE
John St. Pierre

Deanna J. St. Pierre 05/15/2024
SELLER DATE
Deanna St. Pierre

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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1004P6001

WARRANTY DEED
JOINT TENANCY

001751

TRANSFER
TAX
PAID

KNOW ALL MEN BY THESE PRESENTS.

THAT, S. J. WOOD CONSTRUCTION COMPANY, INC., a Maine corporation with a principal place of business in Winthrop, County of Kennebec, State of Maine, in consideration of one dollar and other valuable consideration, paid by John St. Pierre and Deanna St. Pierre, of Augusta, County of Kennebec, State of Maine,

whose mailing address is: 20 Ridgewood Drive, Augusta, Maine 04330

the receipt whereof, S. J. Wood Construction Company, Inc. does hereby acknowledge, does hereby GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said John St. Pierre and Deanna St. Pierre, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever.

A certain lot or parcel of land, known as Lot C-10 of said Sherwood Forest, located in the Town of Winthrop, County of Kennebec and State of Maine, bounded and described as follows to wit:

BEGINNING at an iron pin situated in the westerly right of way line of Route #41 in Winthrop, Maine and 190 feet, more or less, southerly of the right of way line of Nottingham Road; thence North 77° 00' West, 580 feet, more or less, to an iron pin being the mutual corner pin for Lots C-7, C-8, C-9 and C-10; thence South 11° 00' West 250 feet, more or less, to an iron pin in the easterly property line of Lot C-7; thence South 77° 00' East 572 feet, more or less, to an iron pin in the westerly right of way line of Route #41; thence North 13° 0' East along said right of way line 250 feet, more or less, to the point of beginning.

The above-described parcel of land is subject to the following restrictive covenants, which will run with the land and to which the said Grantees become bound upon acceptance of this conveyance:

1. Said premises shall be used only for residential purposes for a one-family dwelling; with private garage. Outbuildings are acceptable if they blend with the main structure.
2. The main buildings shall have at least 1,500 square feet of living area.
3. All buildings shall be set back at least seventy-five (75) feet from the near edge of the street and be located at least fifty (50) feet from the side and back lines of said lot.
4. The exterior of all buildings shall be finished within one year of the start of construction.
5. Residences must be built to conform to conventional standards and in accordance with a regular plan of a registered architect.
6. Existing stone walls shall be preserved.



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.