

OCEANFRONT COTTAGE

COASTAL PROPERTY

ATLANTIC OCEAN

**70 Mary Jims Point
Jonesport, Maine**

SEASIDE RETREAT



\$749,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Experience the best of coastal living with this exceptional deep water oceanfront property in Jonesport, Maine. This one-of-a-kind home offers unparalleled panoramic views of the Atlantic and the ultimate in four-season comfort.

The main house features a spacious and inviting interior, designed to maximize the stunning ocean views. Expansive windows allow you to enjoy breathtaking sights and the soothing sounds of the water, whether you're watching the sunrise or relaxing during a storm.

The property also includes a garage with a fully-equipped cottage above. This versatile space is perfect for hosting guests or generating rental income, complete with its own living amenities and beautiful views.

This rare coastal gem offers everything you could want in a seaside retreat. Don't miss the chance to own this incredible property—check out the YouTube video tour to see all that it has to offer.





**Lifestyle
Properties
of Maine**

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Scan to subscribe
to our monthly
newsletter





70 MARY JIMS POINT, JONESPORT

PRICE

\$749,000

TAXES

\$5679.40/2023

SQFT

1680±

BUILT IN

1920

HOW FAR TO...



Shopping | Machias, 16± miles



Hospital | Machias, 17± miles



Airport | Answer, XX± miles



Interstate | Bangor, 85± miles



City | Ellsworth, 54± Miles



Boston | 315± miles



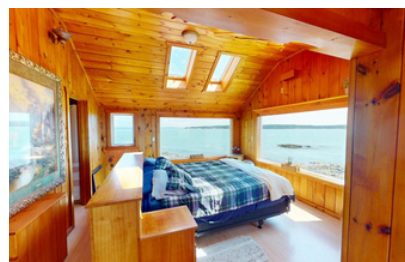
KITCHEN



LIVING ROOM



DINING ROOM



BEDROOM



Spencer Wood

Associate Broker | REALTOR®



603.568.2475 cell



207.794.6164 office



spencer@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Spencer's bio and
other listings



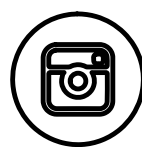
Testimonial:

'My husband and I would like to thank Spencer for helping us sell our property in Addison. He was so helpful guiding us through the whole process from listing, to negotiating to closing. Spencer would always return my phone calls or text promptly. If we ever need a realtor again we would want to have Spencer and would highly recommend him to others.'

Ann Fernald



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Washington County Sheriff
(207) 255-4422

Fire

Jonesport Volunteer Fire Dept
(207) 497-5702

Town Office

70 Snare Creek Lane
(207) 497-5926

Tax Assessor

Barbara Cirone
(207) 497-5926

Code Enforcement

Betsy Fitzgerald
smallspoint95@gmail.com

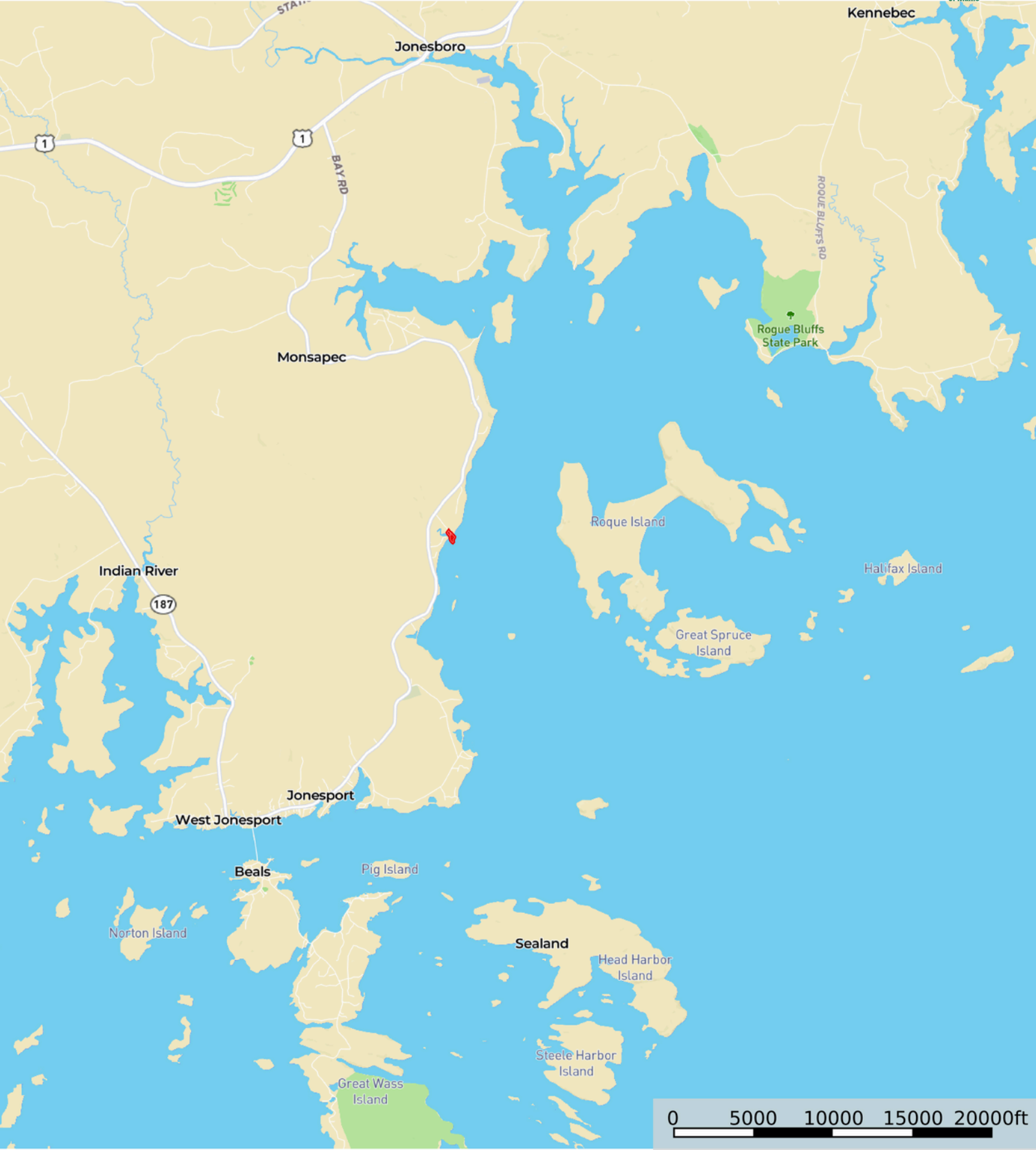
70 Mary Jims Pt, Jonesport, ME, 04649
Maine, AC +/-

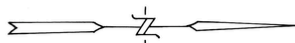


Boundary

70 Mary Jims Pt, Jonesport, ME, 04649

Maine, AC +/-

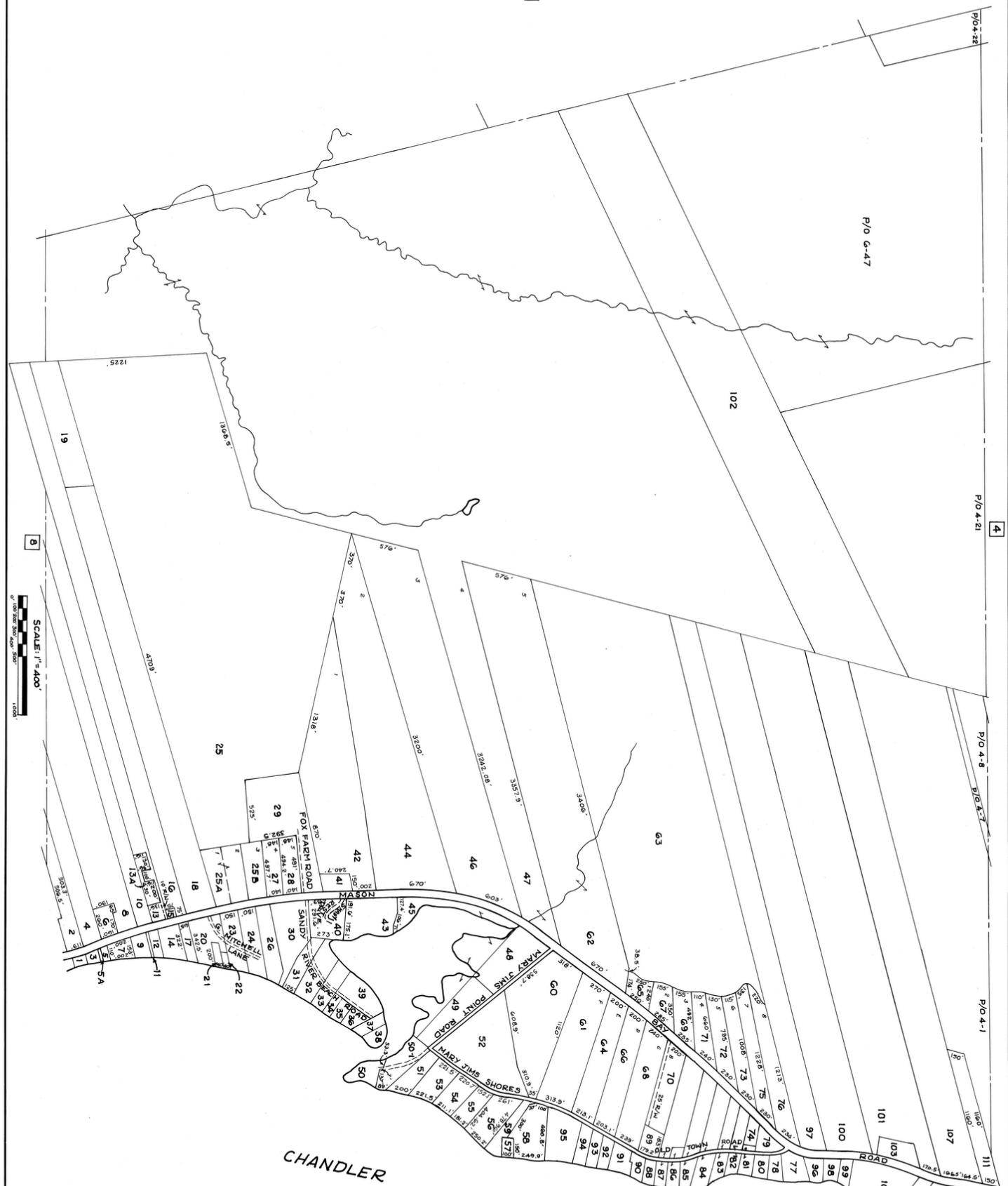




THIS MAP WAS MADE BY THE TOWN OF JONESPORT, MAINE, AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE TOWN OF JONESPORT, MAINE, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE TOWN OF JONESPORT, MAINE, IS NOT RESPONSIBLE FOR ANY DAMAGES OR LOSSES. THE TOWN OF JONESPORT, MAINE, IS NOT RESPONSIBLE FOR ANY INJURIES OR DEATHS. THE TOWN OF JONESPORT, MAINE, IS NOT RESPONSIBLE FOR ANY OTHER CONSEQUENCES. THE TOWN OF JONESPORT, MAINE, IS NOT RESPONSIBLE FOR ANY OTHER DAMAGES OR LOSSES. THE TOWN OF JONESPORT, MAINE, IS NOT RESPONSIBLE FOR ANY INJURIES OR DEATHS. THE TOWN OF JONESPORT, MAINE, IS NOT RESPONSIBLE FOR ANY OTHER CONSEQUENCES.

DATE OF AERIAL PHOTOGRAPHY: MARCH 28, 2006
DATE OF MAP COMPLETION: JULY 1, 2008
MAP SCALE: 1 INCH = 400 FEET

LEGEND
PARCEL NUMBERS: 2
MATCH LINE:
ADJACENT MAPS: 3



PROPERTY LOCATED AT: 70 Mary Jims Point, Jonesport, ME 04649**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: **neighbors property, served by easement**

Installed by: **Unknown**

Date of Installation: **July 3, 2024**

USE: Number of persons currently using system: **2**

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

Comments: **serves as water for boathouse next door which is a different owner.**

Source of Section I information: **Seller**

Buyer Initials _____

Page 1 of 7

Seller Initials **KH** _____

PROPERTY LOCATED AT: 70 Mary Jims Point, Jonesport, ME 04649**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: **Sandy river beach side in between the house and cottage** OR ☐ UnknownDate installed: **Unknown** Date last pumped: **2024** Name of pumping company: **Look Brothers**Have you experienced any malfunctions? ☐ Yes ☒ No

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

Date of last servicing of tank: **Fall 2023** Name of company servicing tank: **Look Brothers**Leach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: **adjacent tank**Date of installation of leach field: **Unknown** Installed by: **Unknown**Date of last servicing of leach field: **Unknown** 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 ☒ NoIf Yes, are they available? ☐ Yes ☒ NoIs System located in a Shoreland Zone? ☒ Yes ☐ No ☐ Unknown

Comments: _____

Source of Section II information: **Seller**

Buyer Initials _____

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Seller Initials **KH**

PROPERTY LOCATED AT: 70 Mary Jims Point, Jonesport, ME 04649**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	Heat Pump	Wood stove	Cottage Propane
Age of system(s) or source(s)	2024	2021	unknown	2021
TYPE(S) of Fuel	oil	N/A	N/A	propane
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	500 +/- gallons	N/A	2 cords	Unknown
Name of company that services system(s) or source(s)	CC Total Comfort	RH Foster	N/A	RH Foster
Date of most recent service call	February 2024	2021	Fall 2022	
Malfunctions per system(s) or source(s) within past 2 years	New System	N/A	N/A	N/A
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 ☐ Unknown

If Yes, date: _____

Date chimney(s) last cleaned: June 2023Direct/Power Vent(s): ☒ Yes ☐ No ☐ UnknownHas vent(s) been inspected? ☒ Yes ☐ No ☐ UnknownIf Yes, date: april 11 2022

Comments: _____

Source of Section III information: Seller**SECTION IV – HAZARDOUS MATERIAL**

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

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☒ No ☐ UnknownIf 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 ☐ 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 KH

PROPERTY LOCATED AT: **70 Mary Jims Point, Jonesport, ME 04649**

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 ☐ Unknown

Comments: _____

Source of information: **Seller****C. RADON/AIR** - Current or previously existing:Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☒ No ☐ 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 ☒ 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 **KH**

PROPERTY LOCATED AT: 70 Mary Jims Point, Jonesport, ME 04649**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 ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE 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 ☐ UnknownIf Yes, explain: benefit of a right of way over Mary Jim Point Rd (private)Source of information: SellerIs 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? homeowners on the roadRoad Association Name (if known): \$250/ Semi-Annually

Buyer Initials _____

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Seller Initials KH

PROPERTY LOCATED AT: 70 Mary Jims Point, Jonesport, ME 04649

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 ☐ UnknownIs house now covered by flood insurance policy (not a determination of flood zone) ☐ Yes ☒ No ☐ UnknownEquipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: sat dish internet antennaYear Principal Structure Built: Rebuilt in 2006What year did Seller acquire property? 2020Roof: Year Shingles/Other Installed: cottage roof 2022. Main house 2023Water, moisture or leakage: none

Comments: _____

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ☒ Yes ☐ No ☐ UnknownPrior water, moisture or leakage? ☒ Yes ☐ No ☐ UnknownComments: some seasonal/storm drainage that drains to the beachMold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☒ No

Comments: _____

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: there is a split meter with the boat barn.Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing – Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ UnknownModular ☐ 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: Garage doors were dented in storm. Second floor windows canleak with very high winds coming from a certain direction.

Comments: _____

Source of Section V information: Seller

Buyer Initials _____

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Seller Initials KH

PROPERTY LOCATED AT: 70 Mary Jims Point, Jonesport, ME 04649**SECTION VI – ADDITIONAL INFORMATION**\$62/month for garbage removal.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.

Kimberly Houston 07/08/2024
 SELLER DATE
Kimberly Houston

 SELLER 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



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WARRANTY DEEDDLN: 1002040115508

KNOW ALL PERSONS BY THESE PRESENTS, that Donal Kraig Church and Linda M. Church, of Jonesport, County of Washington, State of Maine,

for consideration paid,

grant to Kimberly Houston, of Frisco, County of Collin, State of Texas whose mailing address is 5212 Lakeland Drive, Frisco, TX 75035,

with WARRANTY COVENANTS,

A certain lot or parcel of land situated at the end of the peninsula of Mary Jim's Point, said lot or parcel of land located in the Town of Jonesport, County of Washington, State of Maine, and being more particularly described as follows:

Beginning at a 5/8" rebar set near the westerly shore of Chandler Bay, said rebar being located S 03°16'26" E, a distance of 126.2', from a 1/2" rebar found on the southerly line of land now or formerly of Donal Kraig Church and Linda M. Church, as described in a deed dated June 11, 2018 and recorded in Book 4467, Page 75, said 5/8" rebar being further located S 54°53'E, a distance of 34' from the southeasterly corner of a large garage located on the portion of land now or formerly of Donal Kraig Church and Linda M. Church, as described in a deed dated February 3, 2016 and recorded in Book 4229, Page 235, to be retained;

Thence, S 71°47'36" E, crossing said land of Church (Book 4229, Page 235), a distance of 18', to the high water mark of Chandler Bay;

Thence, southerly, southwesterly, and northwesterly, around the peninsula of Mary Jim's Point, and along the high water mark of Chandler Bay and Sandy River, a distance of 643', to a point;

Thence, S 71°47'36" E, crossing said land of Church (Book 4229, Page 235), a distance of 4', to a second 5/8" rebar set, said rebar being located S 25°56'46" E, a distance of 303.0', from a second 1/2" rebar found on the northwesterly line of said land of Church (Book 4467, Page 75);

Thence, continuing S 71°47'36" E, crossing said land of Church (Book 4229, Page 235), a distance of 53.3', to a third 5/8" rebar set;

Thence, S 19°54'19" E, crossing said land of Church (Book 4229, Page 235) and generally along the westerly sideline of the driveway servicing the lot herein conveyed as it currently (2020) exists, a distance of 7.6';

Thence, S 71°47'36" E, crossing said land of Church (Book 4229, Page 235) and crossing said driveway, a distance of 18.4', to a fourth 5/8" rebar set;

Thence, continuing S 71°47'36" E, crossing said land of Church (Book 4229, Page 235), a distance of 101.2', to the POINT OF BEGINNING.

The above-described parcel is hereby conveyed together with all easements afforded the parent parcel, more specifically an easement over and along the gravel road to and from the Maine State Route #187 Highway as currently used and described in an instrument from Francis F. Kelley to Judith Butts recorded in Book 1064, Page 27 of said Registry. Also conveying an appurtenant easement over any extension necessary from the southerly terminus of the above right of way, including utilities, over the existing road, to reach the Northerly boundary line of the above conveyed parcel of land.

The above-described parcel, containing 0.7 acres (32,126 sq. ft.), is a portion of the parcel conveyed to Donal Kraig Church and Linda M. Church by Donal Kraig Church, as described in a deed dated February 3, 2016 and recorded in Book 4229, Page 235.

All 5/8" rebar set are capped with surveyor's identification caps stamped PLS #2497.


All Book and Page numbers refer to the Washington County Registry of Deeds.


Bearings refer to Grid North, NAD83, Maine East Zone 1801, based on the MDOT VRS Network.

Granting also to the Grantees herein, their her and assigns forever, all rights, privileges, appurtenances and easements belonging to the granted estate as intended by Title 33 M.R.S. § 773.

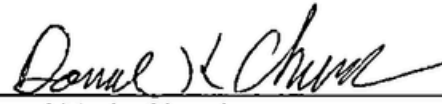
For source of title, reference may be had to a Deed from Donal Kraig Church to Donal Kraig Church and Linda M. Church, dated February 3, 2016 and recorded in the Washington County Registry of Deeds in Book 4229, Page 235.

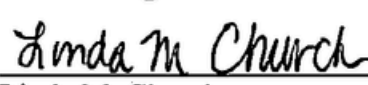
Witness our hands and seals this 13 day of October, 2020.



Witness


Witness



Donal Kraig Church


Linda M. Church

STATE OF MAINE

County of Washington

Then personally appeared this 13 day of October, 2020 the above named Donal Kraig Church and Linda M. Church and acknowledged the foregoing instrument to be their free acts and deeds.

Before me,



Notary Public

Typed/printed name of Notary Public
My Commission expires:

MARY JANE GOOD
NOTARY PUBLIC
State of Maine
My Commission Expires
August 28, 2021



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

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

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

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

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

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

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

You May Become A Client

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

services required of all licensees listed above:

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

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

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

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

WHAT IS A DISCLOSED DUAL AGENT?

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

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

Remember!

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

THIS IS NOT A CONTRACT

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

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

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

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.



Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine

@lifestyleproperties · 54.8K subscribers · 813 videos

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

lifestylepropertiesofmaine.com and 3 more links

Subscribed



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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*