

# MOUNTAIN CHALET

COUNTRY HOME | HUNTING | RECREATIONAL

South East Exposure

**220 Bryant Road  
Hartford, Maine**

27± Acres



**\$745,000**

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



# Table of **CONTENTS**

**03**

**PROPERTY DETAILS & DESCRIPTION**

**07**

**MEET YOUR AGENT**

**08**

**MUNICIPAL CONTACTS**

**08**

**MAPS**

**12**

**PROPERTY DISCLOSURE**

**20**

**DEED**

Scan to view the  
full property details  
and video!





*Photography by Mayhem Media*

Nestled in the picturesque town of Hartford, this stunning post and beam mountain chalet offers a unique blend of rustic charm and modern convenience, perfectly designed for off-grid living. Situated on approximately 27 acres of meticulously groomed mature hardwood forest, this home provides a serene escape, complete with breathtaking views of the valley to the southeast and the majestic Campbell Hill. With a fully powered 5700-watt solar system, you can enjoy sustainable living without compromising comfort.

Strategically located on the southeast slope of Thompson Hill, the home is sheltered from the prevailing winter winds, making it an ideal retreat year-round. Elevations range from 740 to 860 feet above sea level, offering not only stunning vistas but also a variety of outdoor activities. The property features well-maintained hiking trails that weave through the landscape, perfect for summer hikes or peaceful winter snowshoeing. With direct access to snowmobile trails, outdoor enthusiasts will find endless opportunities for four-season fun.



As you explore the grounds, keep an eye out for the local wildlife—deer and wild turkeys are frequent visitors, adding to the enchanting atmosphere of this mountain haven. Despite its secluded setting, the chalet is conveniently located just 50 minutes from the renowned Sunday River Ski Resort, boasting 135 trails and over 50 miles of skiing bliss. For those needing city amenities, Lewiston, Maine's second-largest city, is only 35 minutes away, while Portland and its international jet port are just an hour and 15 minutes from your doorstep. The city of Boston is less than a three hour drive.

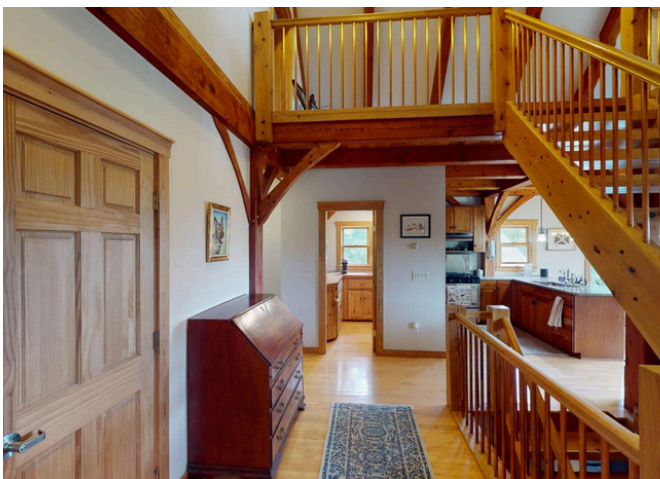


Built in 2004, this meticulously crafted home features hardwood flooring and soaring nine-foot ceilings on the first floor, creating an inviting and airy ambiance. The open floor plan seamlessly integrates living, dining, and kitchen spaces, all designed to capture the magnificent views of the surrounding landscape. Every detail of this home showcases exceptional craftsmanship, from the wooden pegs of the post and beam construction to the elegant brass staircase balusters.



**Lifestyle  
Properties  
of Maine**

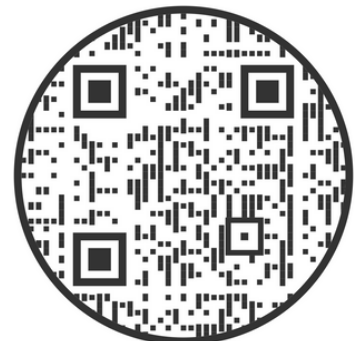




The chalet offers versatile living options with 2 to 3 bedrooms, 2 baths, an office or exercise room, and a cozy den, providing ample space for family and guests. Additionally, a detached 16 x 24 one-car garage and a 24 x 24 insulated workshop provide endless possibilities—consider transforming the workshop into an apartment for potential weekly rental income.

This mountain chalet is more than just a home; it's a lifestyle. Whether you're seeking adventure in the great outdoors, tranquility in nature, or a private retreat from the hustle and bustle of everyday life, this property has it all. Don't miss your chance to own a piece of paradise in beautiful Western Maine. Embrace the mountain life today!

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to our monthly  
newsletter





# 220 BRYANT ROAD, HARTFORD

PRICE **\$745,000**

TAXES \$3850/2023

SQFT 2250 BUILT IN 2004

## HOW FAR TO...



Shopping | Lewiston, 24± miles



Hospital | Lewiston, 24± miles



Airport | Portland, 58± miles



Interstate | Exit #75, 27± miles



City | Lewiston, 24± Miles



Boston | 164± miles



KITCHEN



LIVING ROOM



DINING ROOM



BEDROOM



# Peter McPhail, ALC

Broker | CRS | ALC | REALTOR®



207.794.4338 cell



207.794.6164 office

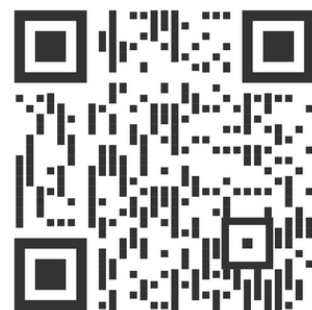


peter@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Peter's  
bio and other  
listings



## Testimonial:

'We were blessed meet Peter McPhail and the team from United Country Lifestyle Properties of Maine as we searched for quiet professionals to sell our family home. From the start, Peter's his extensive market knowledge and deft touch inspired confidence as we navigated the real estate arena. Always well-prepared and passionate about his client's needs, he demystified the process and patiently guided us in formulating a strategic plan tailored to our situation, resulting in "made to order" home sales experience.

It's my absolute pleasure to recommend Peter McPhail and the United Country Lifestyle Properties of Maine team of experts for to those looking for results in the Maine reality market.'

**Stephen Grant**



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

# MUNICIPAL CONTACTS

## **Police**

Oxford County  
(207) 743-9554

## **Fire**

None

## **Town Office**

1196 Main Street  
(207) 388-2674  
hartford@megalink.net

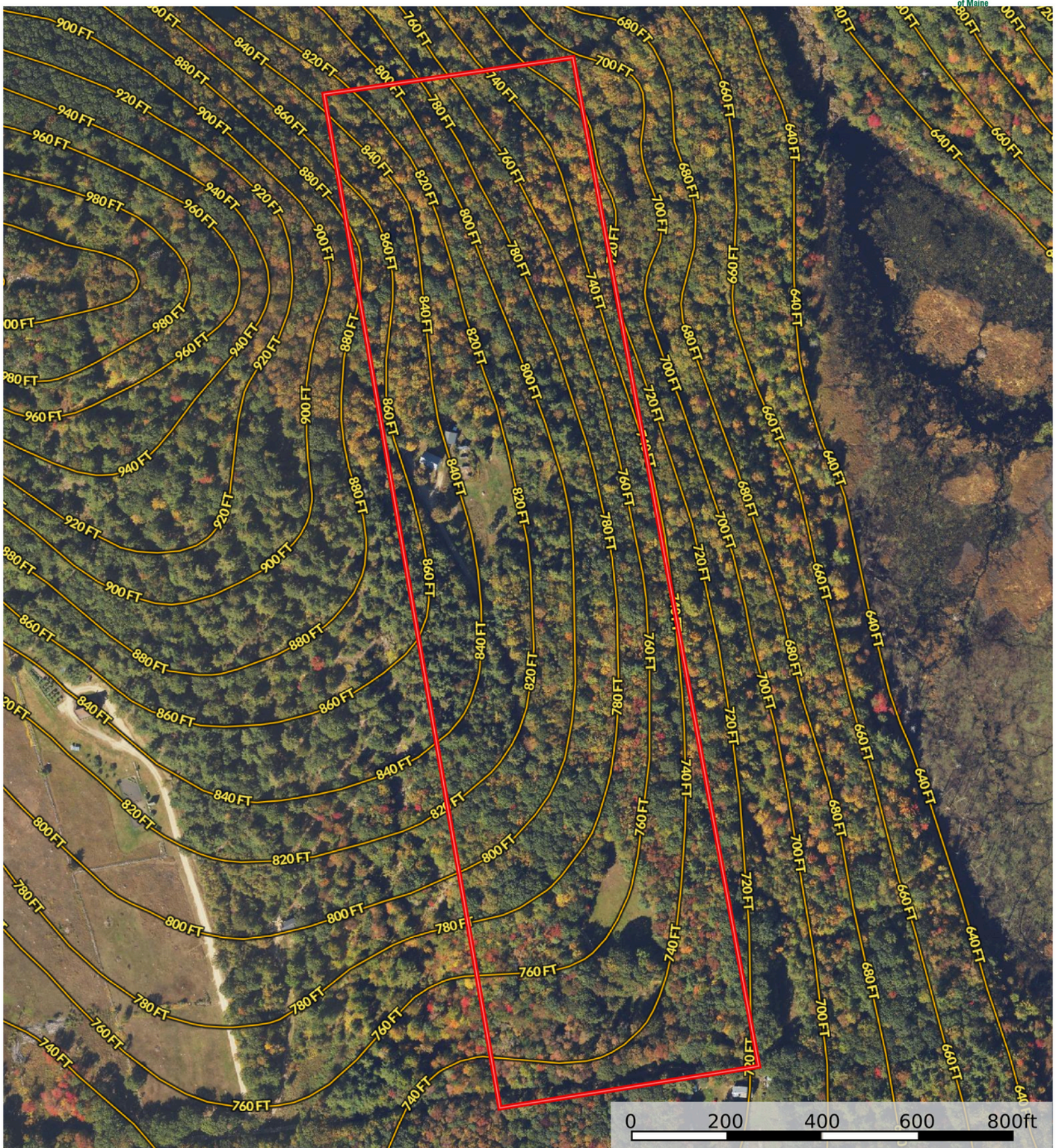
## **Tax Assessor**

Selectman  
(207) 388-2674

## **Code Enforcement**

Scott Mills  
(207) 415-4381  
scott@runawayridge.com

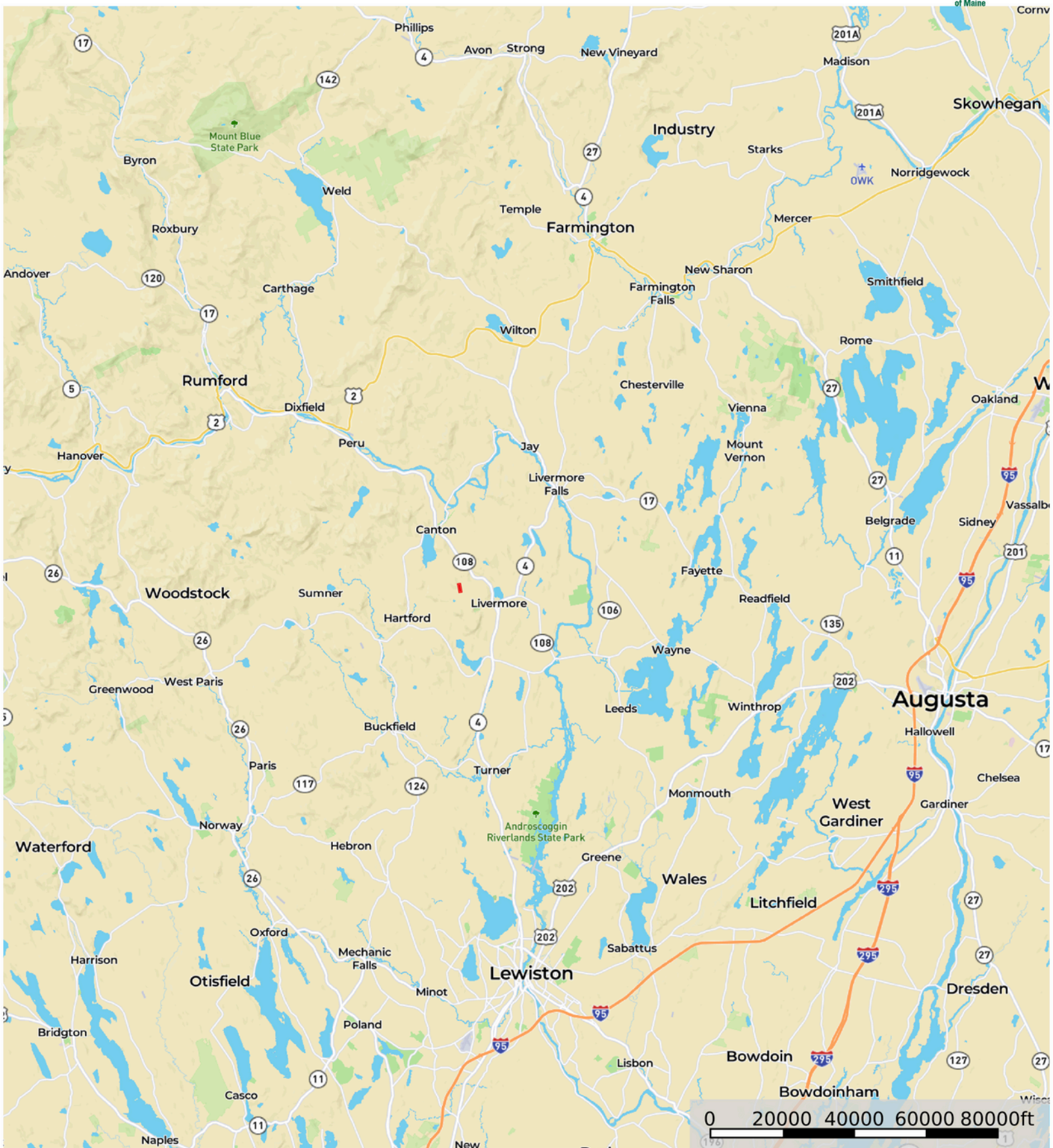




Boundary

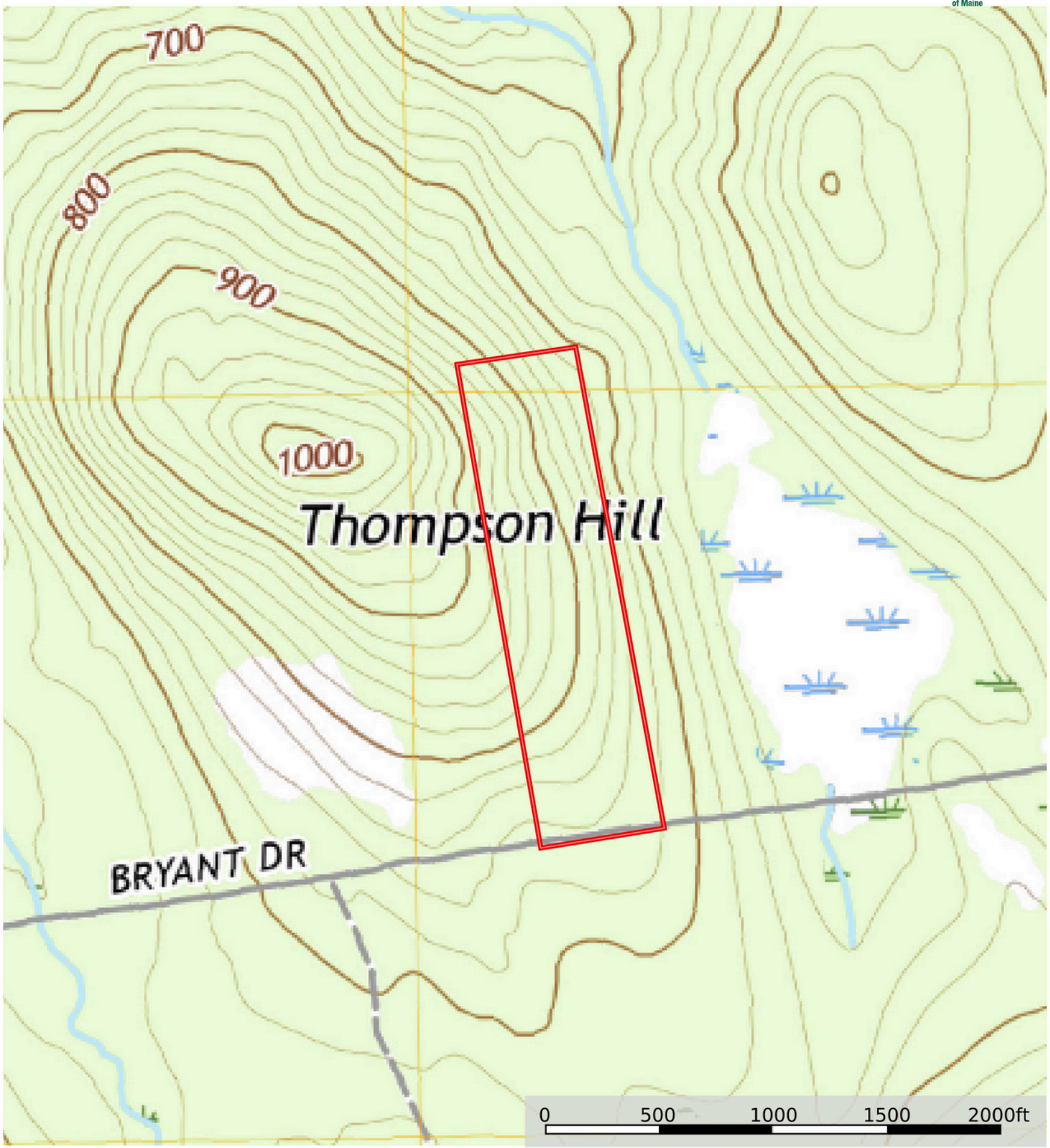
# 220 Bryant Dr, Buckfield, ME, 04220

Maine, AC +/-



Boundary





 Boundary

### 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: **Northeast side of house.**

Installed by: **L and L Well Drilling**

Date of Installation: **2004+-**

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

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

Comments: **A rock lined well with well house is located at the beginning of the driveway. The owner does not use this well.**

Source of Section I information: **seller**

Buyer Initials \_\_\_\_\_ Page 1 of 8 Seller Initials \_\_\_\_\_

**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: South side of house OR  Unknown  
Date installed: 2003+- Date last pumped: 2022 Name of pumping company: unknown  
Have you experienced any malfunctions? .....  Yes  No  
If Yes, give the date and describe the problem: n/a

Date of last servicing of tank: 2019 Name of company servicing tank: unknown  
Leach Field: .....  Yes  No  Unknown  
If Yes, Location: South side of house  
Date of installation of leach field: 2003+- Installed by: Steve Henderson  
Date of last servicing of leach field: none 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: none  
Source of Section II information: previous sellers disclosure and current owner

**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	<b>Boiler</b>	<b>Propane Heater</b>	<b>Wood Stove</b>	<b>Rinnai</b>
Age of system(s) or source(s)	<b>2004+-</b>	<b>2004+-</b>	<b>2004+-</b>	<b>2004+-</b>
TYPE(S) of Fuel	<b>propane</b>	<b>propane</b>	<b>wood</b>	<b>propane</b>
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<b>725 gallons</b>	<b>seasonal use</b>	<b>Less than a cord</b>	<b>very little use</b>
Name of company that services system(s) or source(s)	<b>Superior Plus Propane</b>	<b>Superior Plus Propane</b>	<b>none</b>	<b>Superior Plus Propane</b>
Date of most recent service call	<b>none</b>	<b>none</b>	<b>cleaned chimney 2023</b>	<b>none</b>
Malfunctions per system(s) or source(s) within past 2 years	<b>none</b>	<b>none</b>	<b>none</b>	<b>none</b>
Other pertinent information	<b>none</b>	<b>none</b>	<b>none</b>	<b>none</b>

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: \_\_\_\_\_  
 Date chimney(s) last cleaned: \_\_\_\_\_  
 Direct/Power Vent(s): .....  Yes  No  Unknown  
     Has vent(s) been inspected? .....  Yes  No  Unknown  
     If Yes, date: \_\_\_\_\_

Comments: **Boiler is direct vent. Superior Plus Propane was formally Down East Energy.**

Source of Section III information: **previous owner and current owner.**

**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 8 Seller Initials \_\_\_\_\_

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: \_\_\_\_\_

**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: **none**

Source of information: **previous seller and current seller**

**C. RADON/AIR** - Current or previously existing:  
Has the property been tested? .....  Yes  No  Unknown  
If Yes: Date: **2022** By: **Radon Technologies LLC**  
Results: **below limits**

If applicable, what remedial steps were taken? **Mitigation system installed by previous owner.**  
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: **2022** By: **Radon Technologies LLC**  
Results: **normal**

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: **none**

Source of information: **previous owners disclosure**

**E. METHAMPHETAMINE** - Current or previously existing:  Yes  No  Unknown  
Comments: **none**  
Source of information: **seller**

**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: **none**

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 — 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: **seller**

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? **property owners on the road**

Road Association Name (if known): **n/a**

Source of information: **seller**



**SECTION VI – FLOOD HAZARD**

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? .....  Yes  No  Unknown

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

Have any flood events affected a structure on the property? .....  Yes  No  Unknown

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

Has any flood-related damage to a structure occurred on the property? .....  Yes  No  Unknown

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

Has there been any flood insurance claims filed for a structure on the property? .....  Yes  No  Unknown

If Yes, indicate the dates of each claim: \_\_\_\_\_

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? .....  Yes  No  Unknown

If Yes, indicate the date of each payment: \_\_\_\_\_

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? .....  Yes  No  Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?  
\_\_\_\_\_

Relevant Panel Number: \_\_\_\_\_ Year: \_\_\_\_\_ (Attach a copy)

Comments: \_\_\_\_\_

Source of Section VI information: **seller**

Buyer Initials \_\_\_\_\_ Page 6 of 8 Seller Initials \_\_\_\_\_

**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: **tree growth**

Is a Forest Management and Harvest Plan available?.....  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: **2004+-**

What year did Seller acquire property? **2022**

Roof: Year Shingles/Other Installed: **Metal Roof 2004+-**

Water, moisture or leakage: **none known**

Comments: **none**

**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: **Off Grid solar power 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: \_\_\_\_\_

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

Comments: **none**

Source of Section VII information: **seller**

**SECTION VIII – ADDITIONAL INFORMATION**

**none.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

\_\_\_\_\_  
SELLER DATE  
**Larry G. McCullen Jr**

\_\_\_\_\_  
SELLER DATE  
**Anne-Raphaelle Aubry**

\_\_\_\_\_  
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



DLN: 1002240183468

WARRANTY DEED

Andrew H. Haltof, of Auburn, Androscoggin County, Maine, for consideration paid, grant(s) to Anne-Raphaelle Aubry and Larry G. McCullen Jr., both of Newburgh, Penobscot County, Maine (whose mailing address is 27 Trundy Road, Newburgh, ME 04444) as joint tenants with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Lloyd L. Poland to the grantor(s) herein, dated November 16, 2000, recorded in Oxford Registry of Deeds, Book 2883, Page 232.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this 14th day of February, 2022.

WITNESS:

\_\_\_\_\_

*Andrew Haltof*  
Andrew H. Haltof

STATE OF MAINE

*Androscoggin*, ss

*February 14*, 2022

Then personally appeared the above-named Andrew H. Haltof and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

*[Signature]*  
Notary Public/Justice of the Peace  
Commission Expiration:

File No.: 2022-73



MAINE REAL ESTATE  
TRANSFER TAX PAID

**“Exhibit A”**

A certain lot or parcel of land, together with any buildings or improvements thereon, situated in the Town of Hartford, County of Oxford and State of Maine, being more particularly described as follows:

Commencing at an iron pin at an intersection of stone walls on the northerly side of the Farrand Road, so-called, said pin marking the southeasterly corner of the parcel herein described and the southwesterly corner of land now or formerly of Timberlands, Inc.; thence in a general westerly direction along a stone wall and the northerly line of the Farrand Road, so-called, a distance of 525 feet, more or less, to an iron pin; thence North 5° East along land now or formerly of Willey (Deed Reference: Book 1629, Page 281) a distance of 2,103 feet, more or less, to an iron pin; thence in a general easterly direction along land now or formerly of Moore a distance of 600 feet, more or less, to an iron pin; thence South 7° West following a red blazed line and partially following a stone wall, a distance of 2,089 feet, more or less, to an iron pin and the point of beginning. Containing 27 acres, more or less.



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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.



# Maine's #1 YouTube Channel



## United Country Lifestyle Properties of Maine



@lifestyleproperties · 54.8K subscribers · 813 videos

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

[lifestylepropertiesofmaine.com](http://lifestylepropertiesofmaine.com) and 3 more links

Subscribed



## 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*