

TIMBER FRAME CABIN

RECREATIONAL | HUNTING | TIMBERLAND

145± Acres

1350 Masardis Rd
Masardis, Maine

Private Trails



\$400,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!

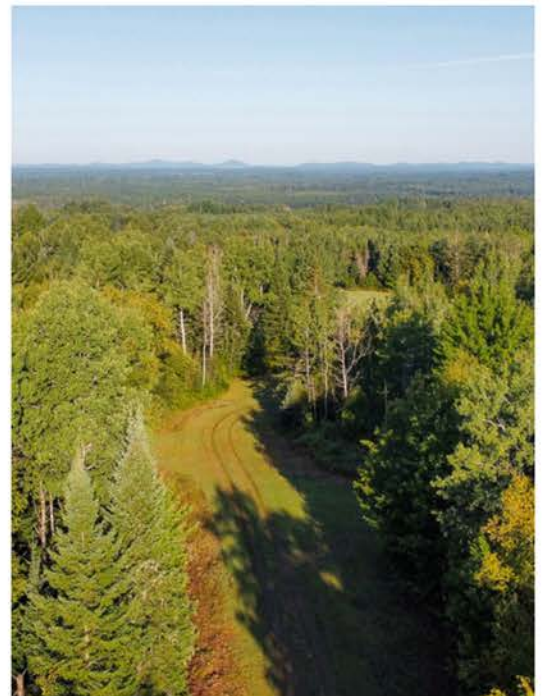




Photography by Mayhem Media

Tucked away in the heart of Aroostook County, 1350 Masardis Road offers a rare opportunity to own a handcrafted timber frame retreat on 145 acres of rolling fields, mature forests, and private trails. This remarkable property includes not just one, but two beautifully built structures—a cozy cabin and a rugged barn—both designed and constructed by Kennebec Timber Framing of Albion, Maine. Set back nearly a half mile from the road by a well-built driveway, the property offers exceptional privacy while still being connected to grid power.

The 20 x 36 cabin completed in 2010, is a high-posted cape with a half loft and cupola, set on concrete piers. Wide roof overhangs and a covered 12 X 16 porch provide both charm and practical protection, creating the perfect spot to sit back and enjoy a summer rainstorm or take in the crisp fall air. Inside, the cabin is warm and welcoming, with thoughtful details that reflect traditional craftsmanship. Just steps away, the 24 x 36 timber frame barn with an additional 10 X 36 lean-to, offers equally solid construction on a concrete slab, providing abundant space for equipment, recreation, or workshop needs.

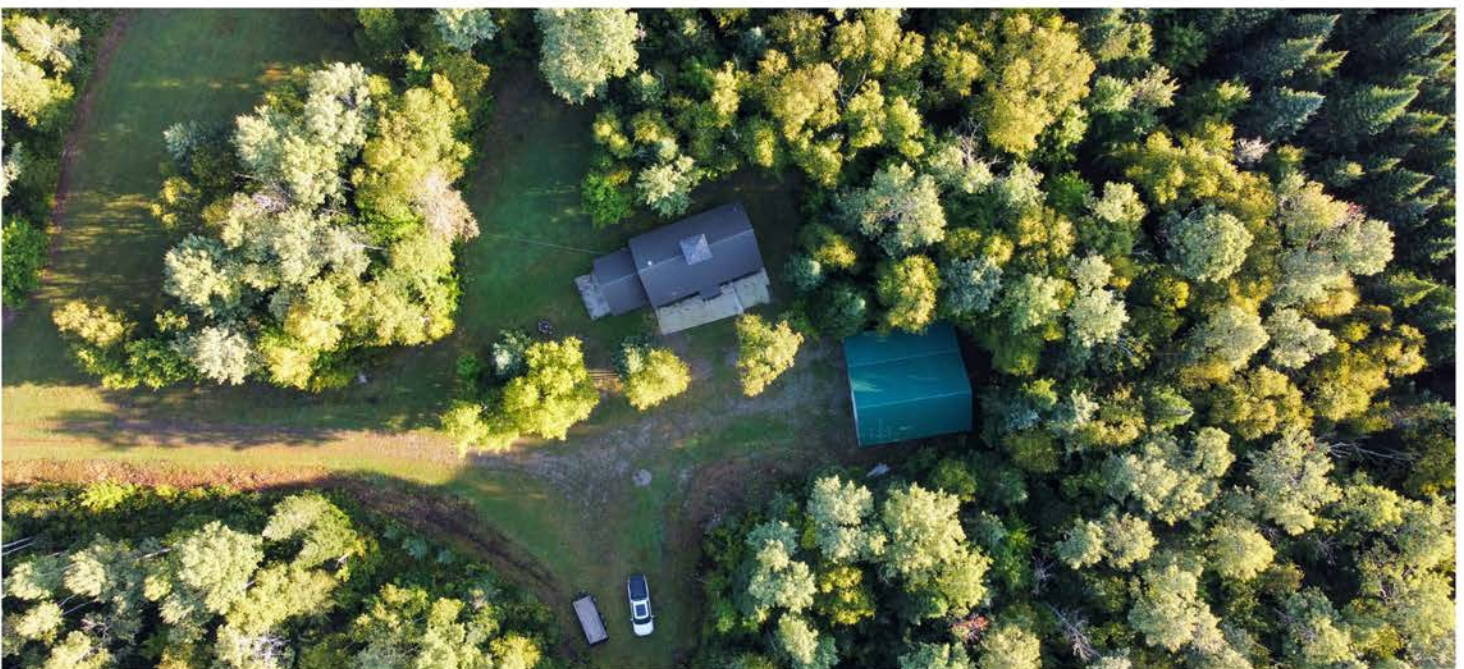


The land itself is every outdoor enthusiast's dream. Nearly 10 acres of fields surround the structures, while the balance of the acreage is a healthy mix of hardwood and softwood forest. Miles of groomed interior trails wind through the property, ideal for ATV riding, snowmobiling, cross-country skiing, or simply a peaceful walk in the woods. Wildlife is abundant, from deer and turkeys to the occasional moose, and the owners especially enjoy the outstanding bird hunting for ruffed grouse and woodcock. Seasonal delights include wild blueberries, mushrooms, and even a small patch of hand-trimmed balsam fir Christmas trees.

The setting couldn't be more ideal for those who love the outdoors. Located at the edge of the legendary North Maine Woods, the property sits just minutes from two gated entrances leading to more than 3.5 million acres of wilderness filled with lakes, rivers, and mountains. Local highlights include Haystack Mountain for panoramic views, the Deboullie Public Lands for hiking and fishing, and easy access to over 2,300 miles of snowmobile trails and 1,300 miles of ATV routes. Whether you prefer paddling the nearby Aroostook and Blackwater Rivers, skiing at Big Rock, or simply relaxing on the porch and watching the sunset over distant mountains, this property offers something for every season.



**Lifestyle
Properties
of Maine**





1350 MASARDIS RD, MASARDIS

PRICE

\$400,000

TAXES

\$2,318/2025

SQFT

1,078

BUILT IN

2010

HOW FAR TO...



Shopping | Ashland, 8± miles



Hospital | Presque Isle, 28± miles



Airport | Presque Isle, 28± miles



Interstate | Exit #286, 35± miles



City | Presque Isle, 28± Miles



Boston | 360± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Phil McPhail

Designated Broker/Owner | ALC | REALTOR®



207.290.0372 cell



207.794.6164 office



phil2@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Phil's
bio and other
listings



Testimonial:

'Phil and his team engender trust with their enthusiasm, 7day/wk availability, and knowledge of the local area and the market. They've gone beyond the basic level of service to ensure potential buyers see the best features of a property and they insist the seller is part of the marketing process. They truly are a partner in the seller's corner. They offer experience based opinions re: potential and real offers. If you want the selling process to be pleasant AND profitable in today's market---then make United Country Lifestyle Properties of Maine your realtor!'

Kelly Simmons



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

County Sherriff

(207) 532-3471

911 For Emergency

Fire

Masardis Fire Dept

911

Town Office

26 School St

(207) 435-2841

Tax Assessor

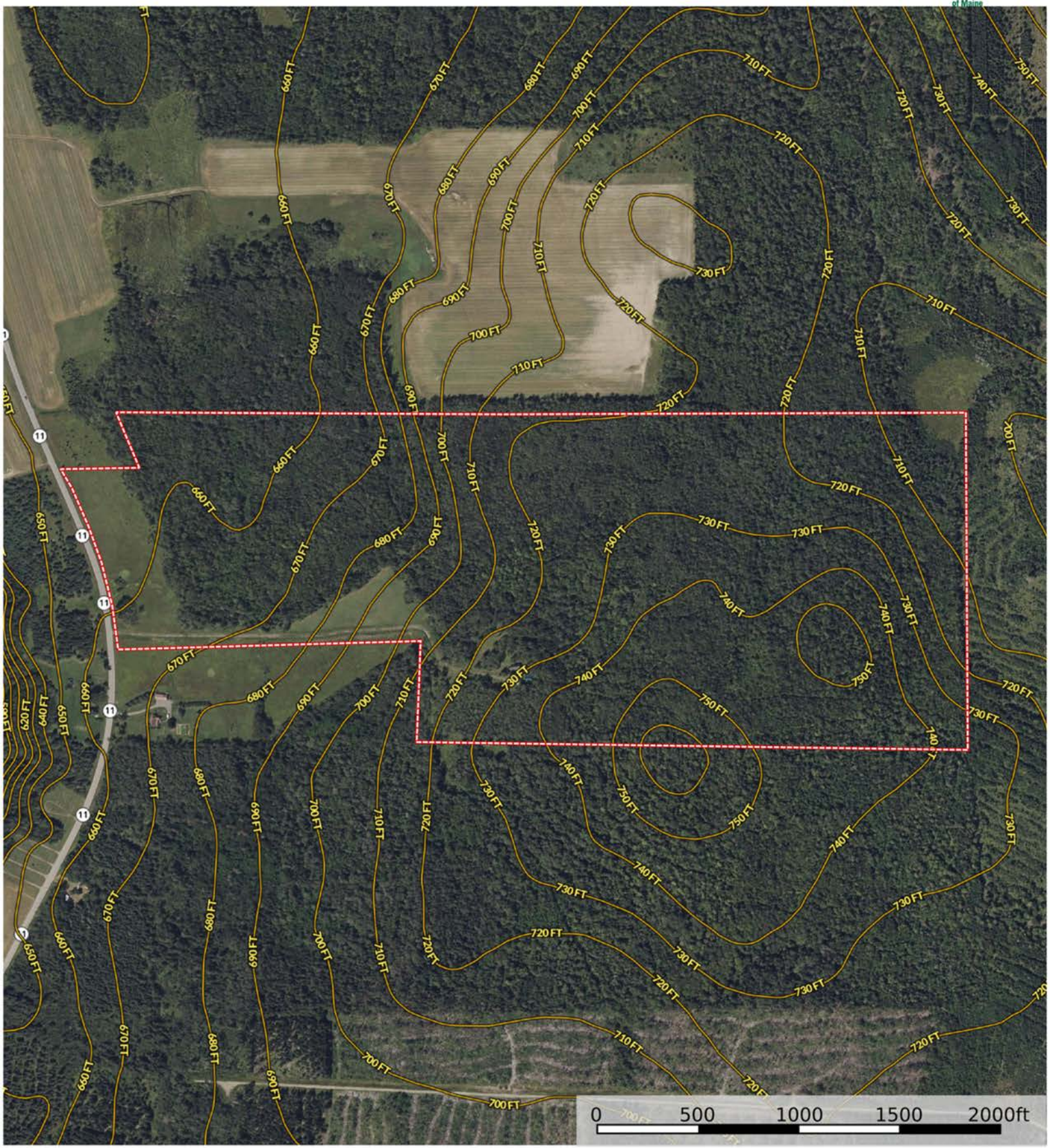
Town Office

(207) 435-2841

Code Enforcement

Town Office

(207) 435-2841



Boundary

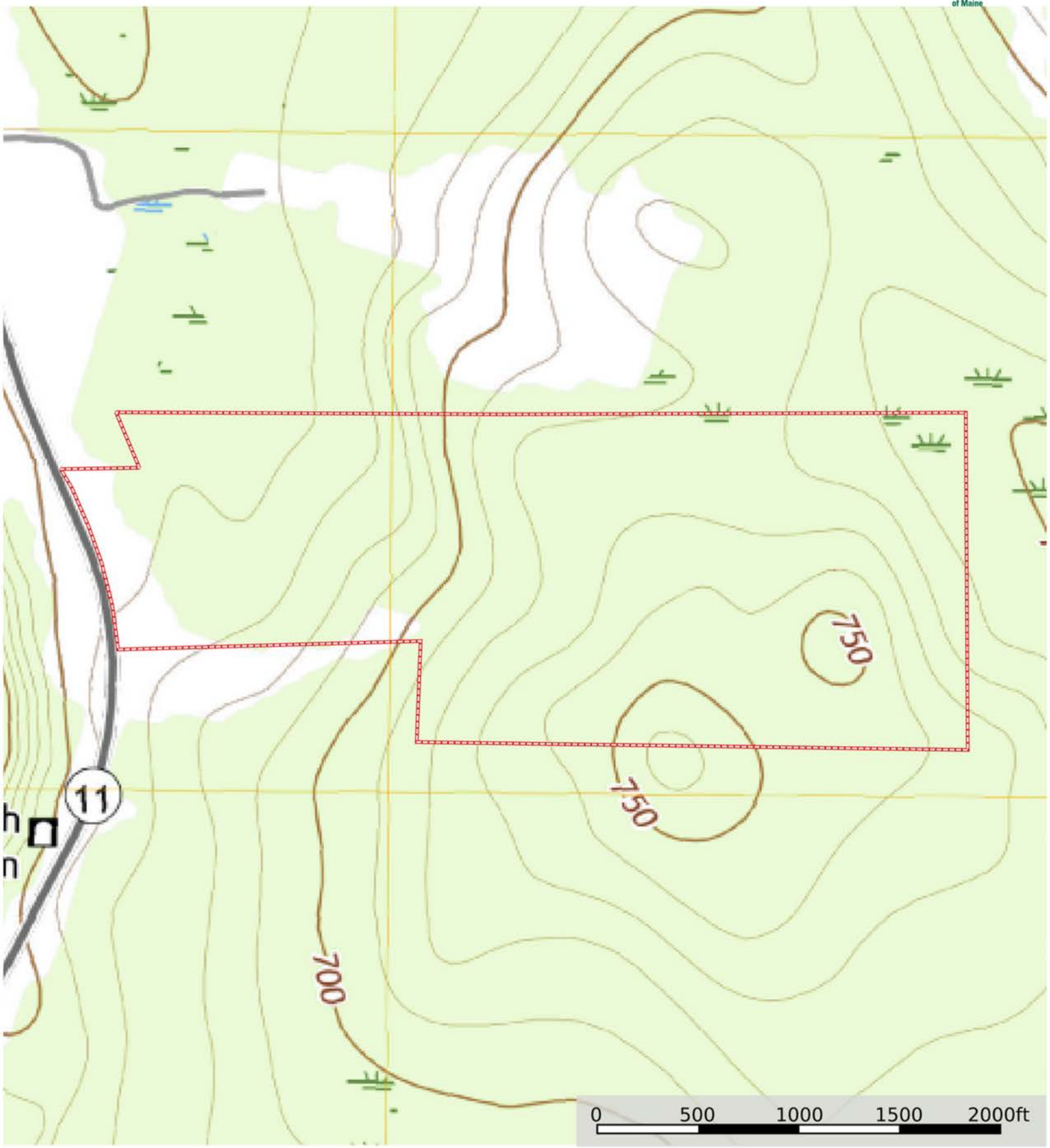
Masardis 1350 Masardis Road

Maine, AC +/-



Masardis 1350 Masardis Road

Maine, AC +/-



Boundary



PROPERTY LOCATED AT: 1350 Masardis Road, Masardis, ME**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: N/A 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: South side of driveway

Installed by: See well cap

Date of Installation: June 2010

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

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

Comments: N/A

Source of Section I information: seller

Buyer Initials _____

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Seller Initials DF JF

PROPERTY LOCATED AT: 1350 Masardis Road, Masardis, ME**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: Northwest of house OR ☐ UnknownDate installed: July 2010 Date last pumped: N/A Name of pumping company: N/AHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem: N/ADate of last servicing of tank: N/A Name of company servicing tank: _____Leach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: Northwest of houseDate of installation of leach field: July 2010 Installed by: unknownDate of last servicing of leach field: N/A Company servicing leach field: N/AHave 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 ☐ UnknownComments: N/ASource of Section II information: seller

Buyer Initials _____

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Seller Initials DF JF

PROPERTY LOCATED AT: 1350 Masardis Road, Masardis, ME**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	Rinnai direct vent	Wood stove		
Age of system(s) or source(s)	13+/- years	20+/- years		
TYPE(S) of Fuel	propane	wood		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	unknown	unknown		
Name of company that services system(s) or source(s)	Dead River	N/A		
Date of most recent service call	unknown	N/A		
Malfunctions per system(s) or source(s) within past 2 years	none	N/A		
Other pertinent information	N/A	N/A		

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: Fall 2022Direct/Power Vent(s): ☒ Yes ☐ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☒ No ☐ UnknownIf Yes, date: N/AComments: N/ASource 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/A Size of tank(s): N/ALocation: N/A

Buyer Initials _____

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Seller Initials DF JF

PROPERTY LOCATED AT: 1350 Masardis Road, Masardis, MEWhat materials are, or were, stored in the tank(s)? N/AHave you experienced any problems such as leakage: ☐ Yes ☐ No ☐ UnknownComments: N/ASource of information: seller**B. ASBESTOS** - Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ UnknownIn the ceilings? ☐ Yes ☒ No ☐ UnknownIn the siding? ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ☐ Yes ☒ No ☐ UnknownOther: ☐ Yes ☒ No ☐ UnknownComments: N/ASource of information: seller**C. RADON/AIR** - Current or previously existing:Has the property been tested? ☐ Yes ☒ No ☐ UnknownIf Yes: Date: N/A By: N/AResults: N/AIf applicable, what remedial steps were taken? N/AHas the property been tested since remedial steps? ☐ Yes ☒ No ☐ UnknownAre test results available? ☐ Yes ☐ NoResults/Comments: N/ASource of information: seller**D. RADON/WATER** - Current or previously existing:Has the property been tested? ☐ Yes ☒ No ☐ UnknownIf Yes: Date: N/A By: N/AResults: N/AIf applicable, what remedial steps were taken? N/AHas the property been tested since remedial steps? ☐ Yes ☐ No ☐ UnknownAre test results available? ☐ Yes ☐ NoResults/Comments: N/ASource of information: seller**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: N/ASource of information: seller

Buyer Initials _____

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Seller Initials DF JF

PROPERTY LOCATED AT: 1350 Masardis Road, Masardis, ME**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: N/ADo you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ NoIf Yes, describe: N/AAre you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ NoComments: N/ASource of information: seller**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ UnknownOther: N/ASource 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 ☐ UnknownIf Yes, explain: N/ASource 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? N/ARoad Association Name (if known): N/ASource of information: public record

Buyer Initials _____

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Seller Initials DFJF

PROPERTY LOCATED AT: 1350 Masardis Road, Masardis, ME**SECTION VI – FLOOD HAZARD**

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

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

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

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, indicate the dates of each claim: _____

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

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☐ Yes ☒ No ☐ UnknownIf yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?
N/ARelevant Panel Number: N/A Year: N/A (Attach a copy)Comments: N/ASource of Section VI information: seller & FEMA website

Buyer Initials _____

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Seller Initials DF JF

PROPERTY LOCATED AT: 1350 Masardis Road, Masardis, ME**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 ☐ UnknownIf Yes, explain: N/AIs a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Are there any actual or alleged violations of a shoreland zoning ordinance

including those that are imposed by the state or municipality? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: N/AEquipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: N/AYear Principal Structure Built: 2010 What year did Seller acquire property? 2009Roof: Year Shingles/Other Installed: 2010Water, moisture or leakage: noComments: N/A

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: N/AMold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☐ NoComments: N/AElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: _____

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 ☐ UnknownComments: N/AKNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: none knownComments: N/ASource of Section VII information: sellerBuyer Initials _____ Page 7 of 8 Seller Initials DF JF

PROPERTY LOCATED AT: 1350 Masardis Road, Masardis, ME

SECTION VIII - ADDITIONAL INFORMATION

N/A

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.

David Frankenfield 08/27/2025
SELLER DATE
David Frankenfield, Trustee

Jill Frankenfield 08/27/2025
SELLER DATE
Jill Frankenfield, Trustee

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

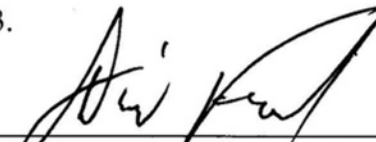
BUYER DATE

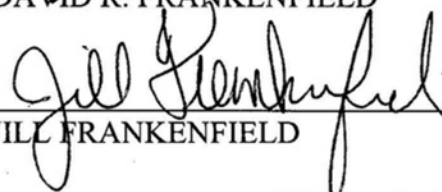
WARRANTY DEED

DAVID R. FRANKENFIELD, a/k/a DAVID FRANKENFIELD and JILL FRANKENFIELD, both of 326 China Road, Albion, Kennebec County, Maine, 04910, for consideration paid, grant to **DAVID FRANKENFIELD and JILL FRANKENFIELD**, Trustees of the **DAVID FRANKENFIELD AND JILL FRANKENFIELD LIVING TRUST** dated December 6, 2022, both of 326 China Road, Albion, Kennebec County, Maine, 04910, with **WARRANTY COVENANTS**, the following real property bounded and described as set forth in Schedule A, hereto annexed and incorporated by reference herein as though set forth in full.

See attached Schedule A

Witness our hands this 3rd day of February, 2023.



DAVID R. FRANKENFIELD


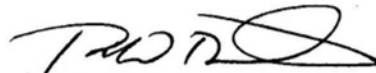
JILL FRANKENFIELD

STATE OF MAINE
County of Penobscot

February 3, 2023

Then personally appeared the above-named **DAVID R. FRANKENFIELD and JILL FRANKENFIELD**, and acknowledged this instrument to be their free act and deed.

Before me,



Paul O. Dillon
Attorney at Law
Bar registration # 6894

SCHEDULE A

The land in **MASARDIS**, County of Aroostook, and State of Maine, to wit:

Lot numbered 53 according to the John Gardiner Survey of said town.

EXCEPTING, however, those premises described in the Warranty Deed of Edwin J. Dahl and Leah Dahl to Guy Hafford dated May 18, 1989, and recorded in Book 2179, Page 107, at the Southern Aroostook Registry of Deeds in Houlton, Maine.

RESERVING, however, to the said Edward J. Dahl and Leah R. Dahl, the following described parcel of real estate:

Beginning at the intersection of the easterly boundary of Route 11 and the southerly boundary of Lot 53 according to the John Gardiner Survey of said town;

Thence N 11° 55' 21" E along the easterly boundary of said Route 11, 229.58 feet to a point;

Thence N 4° 07' 20" W along the easterly boundary of said Route 11, 272.34 feet to an iron rod

Thence N 88° 33' 53" E, 1,498.61 feet to an iron rod;

Thence S 2° 59' 23" W, 504.23 feet to an iron rod situated on the southerly boundary of said Lot 53;

Thence S 88° 50' 40" W along the southerly boundary of said Lot 53, 1,478.60 feet to an iron rod;

Thence S 88° 50' 40" W along the southerly boundary of said Lot 53, 21.40 feet to the point of beginning.

Said parcel of land contains 16.98 acres; and is part of Lot 53 according to the John Gardiner Survey of said town;

And being part of the same premises conveyed to Edwin J. Dahl and Leah R. Dahl by the Warranty Deed of Mac-A-Jo Land Co. dated January 29, 1973, and recorded in Book 1119, Page 328, at said registry.

For grantor's title see deed of Edwin J. Dahl and Leah R. Dahl to David R. Frankenfield and Jill Frankenfield dated December 16, 2009, and recorded in the Southern Aroostook County Registry of Deeds in Book 4780, Page 313.

At the request of the parties, this Deed was prepared without a title search, and the legal description was supplied by the parties. The preparer of this instrument assumes no liability for the state of the title or any inaccuracy of the legal description.

After recording, please return to:
Paul O. Dillon, Attorney
PO Box 346
Corinth, ME 04427

**Melissa L. Richardson, Registrar
Aroostook County, Maine**



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

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Do you need to sell your Maine property?



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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