

INCOME POTENTIAL

COUNTRY HOME

Side-By-Side Duplex

12 Strouts Way, Gorham

1.84 ± acres



\$598,500

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Table of **CONTENTS**

03

PROPERTY DETAILS & DESCRIPTION

06

MEET YOUR AGENT

07

MUNICIPAL CONTACTS

08

MAPS

11

PROPERTY DISCLOSURE

19

DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Tucked away on a quiet, dead-end private road in Gorham, this well-maintained side-by-side duplex offers privacy, flexibility, and strong income history. Set on 1.85 wooded acres, the property features two spacious 2-bedroom units — each with its own attached one-car garage, giving you two total garage spaces, one dedicated to each unit.

The vacant unit has been completely renovated and is truly turnkey. Updates include new shaker-style kitchen cabinetry, refreshed flooring, updated vanity, trim work, drywall repairs, and fresh paint throughout. It also includes appliances — washer, dryer, refrigerator, range, and more — making it ready for immediate occupancy or rental from day one.



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The second unit offers solid rental history and dependable income. Both units have private decks, full basements, separate utilities, and their own garage bays, making this an ideal owner-occupied opportunity or a clean addition to any investment portfolio.

Strong layout, thoughtful updates, and a desirable Gorham location close to shopping, schools, and Portland make this a rare duplex offering.

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newsletter





12 STROUTS WAY, GORHAM

PRICE **\$598,500**

TAXES **\$5,976/2026**

1.84± ACRES **BUILT IN 1997**

2,708± SQFT **ROAD FRONTAGE 598 ±FT**

HOW FAR TO...



Shopping | Gorham, 5± miles



Hospital | Gorham, 5± miles



Airport | Portland, 9± miles



Interstate | 9± miles



City | Portland, 9± Miles



Boston | 106± miles 2h



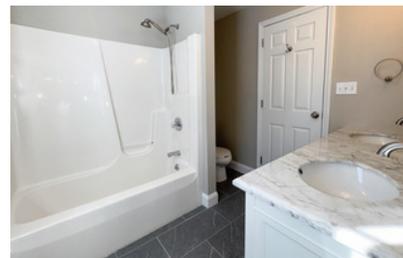
KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Spencer Wood

ASSOCIATE BROKER | REALTOR®



603.568.2475 cell



207.794.6164 office



spencer@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

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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



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MUNICIPAL CONTACTS

Police

Gorham Police
(207) 839-5581

Fire

Gorham Fire
(207) 222-1660

Town Office

75 South St, Gorham, ME
Monday - Thursday: 7:00 am to 5:00 pm
Friday: CLOSED

Tax Assessor

Bettina Cota
(207) 699-2475

Code Enforcement

Scott Dvorak
(207) 222-1605

12 Strouts Way, Gorham

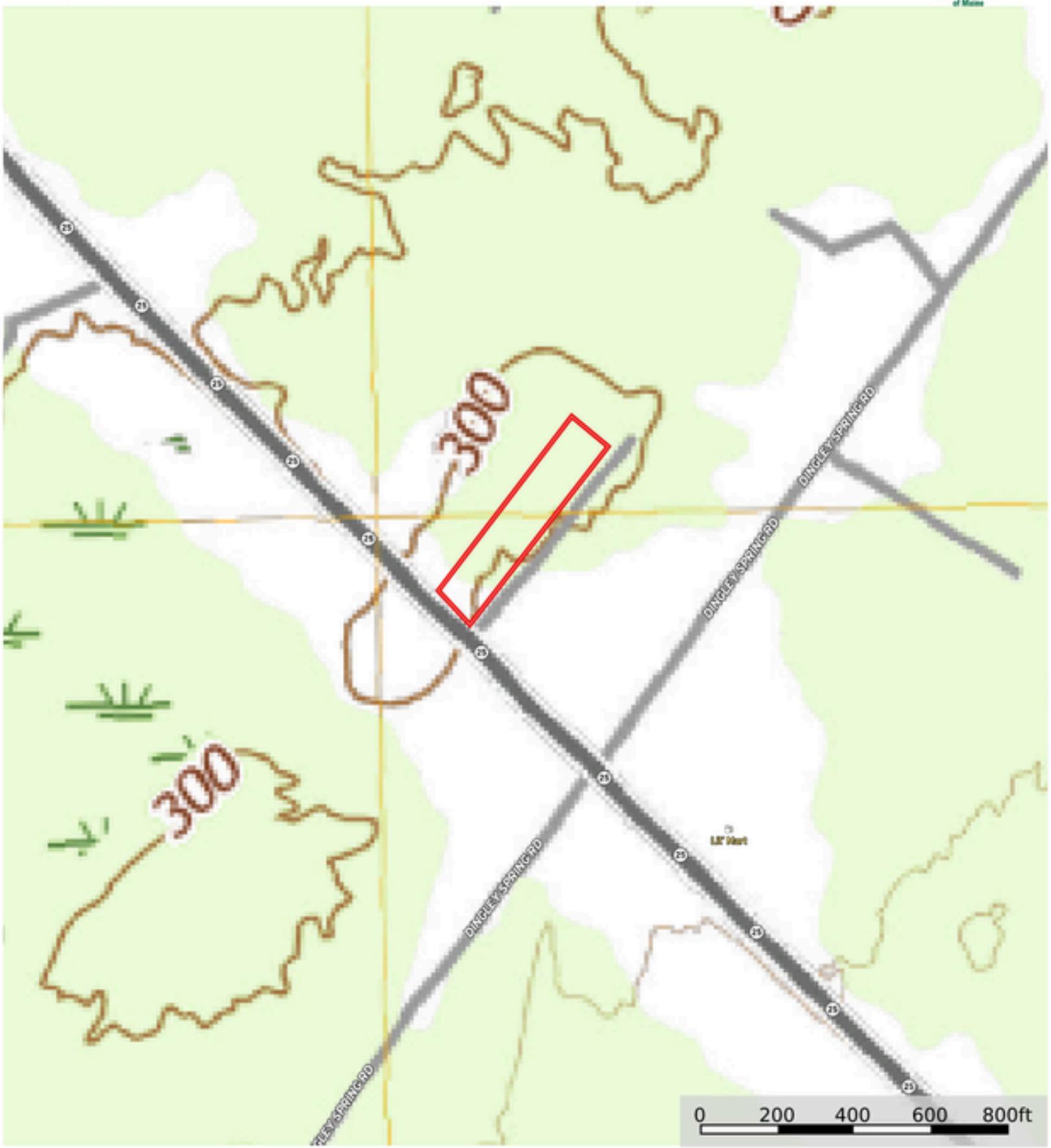
Maine, AC +/-



Boundary

12 Strouts Way, Gorham

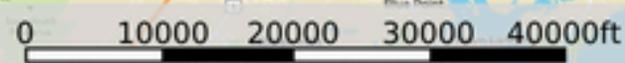
Maine, AC +/-



Boundary

12 Strouts Way, Gorham

Maine, AC +/-



PROPERTY LOCATED AT: 12 Strouts Way , Gorham,

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: **right of house**

Installed by: N/A

Date of Installation: 1997

USE: Number of persons currently using system: 2

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

Comments: supplies both units

Source of Section I information: **Seller**

Buyer Initials _____ Page 1 of 8 Seller Initials JM

PROPERTY LOCATED AT: 12 Strouts Way , Gorham,

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: _____
 Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: front of house OR Unknown

Date installed: 1997 Date last pumped: 2025 Name of pumping company: N/A

Have you experienced any malfunctions? Yes No

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

Date of last servicing of tank: N/A Name of company servicing tank: N/A

Leach Field: Yes No Unknown

If Yes, Location: front of house

Date of installation of leach field: 1997 Installed by: _____

Date of last servicing of leach field: _____ Company servicing leach field: _____

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 _____

Seller Initials JM

PROPERTY LOCATED AT: 12 Strouts Way, Gorham,

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	oil	oil		
Age of system(s) or source(s)				
TYPE(S) of Fuel				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)				
Date of most recent service call	2026	2025		
Malfunctions per system(s) or source(s) within past 2 years	none	none		
Other pertinent information				

- 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 and/or Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
- If Yes, date: _____

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 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 JM

PROPERTY LOCATED AT: 12 Strouts Way , Gorham,

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 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: _____

Source of information: **Seller**

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: 2018 By: _____

Results: **slightly high**

If applicable, what remedial steps were taken? **remediation system**

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

Are test results available? Yes No

Results/Comments: **N/A**

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 _____

Seller Initials **JM** _____

PROPERTY LOCATED AT: 12 Strouts Way , Gorham,

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 - 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: **ROW**

Source of information: **Deed & 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? **Owners maintenance agreement for plowing**

Road Association Name (if known): _____

Source of information: **Seller**

Buyer Initials _____

Seller Initials JM

PROPERTY LOCATED AT: 12 Strouts Way , Gorham,

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 _____

Seller Initials JM

PROPERTY LOCATED AT: 12 Strouts Way, Gorham,

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: _____

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... Yes No Unknown

If Yes, explain: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: None

Year Principal Structure Built: 1997 What year did Seller acquire property? 2018

Roof: Year Shingles/Other Installed: 2015

Water, moisture or leakage: N/A

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: _____

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: _____

Buyer Initials _____

Page 7 of 8

Seller Initials JM

PROPERTY LOCATED AT: 12 Strouts Way, Gorham,

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 VII information: _____

SECTION VIII - ADDITIONAL INFORMATION

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 Martin 02/17/2026
SELLER DATE SELLER DATE
John Martin

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



Return to:

Sawyer Law LLC, P.A.
 P.O. Box One, 157 Main Street
 Gorham, Maine 04038-0001

1001840047571

Above Space Reserved for Recording Information

WARRANTY DEED

Know all persons by these presents that, we, **Paul R. Strout, and Karen G. Strout**, both of Gorham, Cumberland County, Maine, with a mailing address of P.O. Box 455, Standish, Maine 04084 (the Grantors herein), for financial consideration paid, do hereby give, grant, bargain, sell, and convey unto **John Martin**, of Westbrook, Cumberland County, Maine, with a mailing address of 16 Blue Spruce Farm Road, West brook, Maine 04092 (the Grantee herein), his or her heirs and assigns forever, with warranty covenants, the real property located in **Gorham, Cumberland County, Maine**, bounded and described as follows:

A certain lot or parcel of land, together with buildings and improvements located thereon, situated in **Gorham**, in the County of Cumberland and State of Maine, being **Lot 1** as shown on a certain plan entitled "**Plan of Private Way and Two Lot Subdivision on Route 25, Gorham, Maine for Paul Strout**," prepared by Wayne T. Wood & Co. dated March 1996, revised through March 25, 1996, approved by the Gorham Planning Board and signed on April 1, 1996, and recorded in the Cumberland County Registry of Deeds in Plan Book 196, Page 126, said Lot 1 being more particularly bounded and described as follows:

Beginning at a 5/8 inch capped rebar set on the assumed easterly sideline of Route 25 at the southwesterly corner of land now or formerly of Philip N. Washburn and Maren T. Washburn, reference being to a warranty deed from Millard Graffam to Philip N. Washburn and Maren T. Washburn dated September 21, 1970 and recorded in the Cumberland County Registry of Deeds in Book 3143, Page 881, and to a warranty deed from Everett B. Payne to Philip N. Washburn and Maren T. Washburn dated July 25, 1978 and recorded in the Cumberland County Registry of Deeds in Book 4268, Page 341; thence North 53° - 24' - 40" East along said Washburn land five hundred forty-two and 50/100 (542.50) feet to a 5/8 inch capped rebar set; thence continuing North 53° - 24' - 40" East along said Washburn land thirty-eight and 71/100 (38.71) feet to another 5/8 inch capped rebar set; then South 36° - 35' - 20" East along remaining land of Paul R. Strout and Karen G. Strout, being Lot 2 on the above referenced plan eighty-six and 59/100 (86.59) feet to a 5/8 inch capped rebar set at the corner of a turnaround portion of the private way known as Strout's Way as shown on said plan; thence continuing South 36° - 35' - 20" East along said private way fifty and 00/100 (50.00) feet to a 5/8 inch capped rebar set at the northwesterly sideline of said private way; thence South 53° - 24' - 40" West along the northwesterly sideline of said private way five hundred ninety-seven and 52/100 (597.52) feet to a proposed granite monument set at the

assumed easterly sideline of Route 25, said granite monument being located North 29° - 46' - 46" West fifty and 36/100 (50.36) feet from the most northwesterly corner of the premises described in a quitclaim deed from Roger C. Lowell to David E. Lowell dated Marh 26, 1985 and recorded in the Cumberland County Registry of Deeds in Book 6849, Page 316, as measured along the assumed easterly sideline of Route 25; thence North 29° - 46' - 46" West along the assumed easterly sideline of Route 25 one hundred thirty-seven and 56/100 (137.56) feet to the place of beginning. The bearings referenced herein are based upon Magnetic North (1991). Containing 80,501 square feet.

The above described premises is conveyed **together** with an appurtenant perpetual **easement** for access and utilities over and across the private way known as Strout's Way as shown on that certain plan entitled "Plan of Private Way and Two Lot Subdivision on Route 25, Gorham, Maine for Paul Strout," prepared by Wayne T. Wood & Co. dated March 1996, revised through March 25, 1996, approved by the Gorham Planning Board and signed on April 1, 1996, and recorded in the Cumberland County Registry of Deeds in Plan Book 196, Page 126, and also **together** with a one-half (1/2) interest, in common and undivided, in and to the fee interest ownership of the private way known as **Strout's Way** as shown on said plan.

The above described premises is conveyed **subject** to (1) the easements, notes and other matters as shown on the above referenced plan; (2) those certain conditions of approval of a private way as enumerated in a Town of Gorham Planning Board Decision Document dated April 2, 1996 and recorded in the Cumberland County Registry of Deeds in Book 12445, Page 61; and (3) the terms and provisions of a Declaration of Existence and Maintenance of a Private Way Known as Strout's Way dated April 23, 1996 and recorded in the Cumberland County Registry of Deeds in Book 12469, Page 83.

Reserving, however, to the Grantors Paul R. Strout and Karen G. Strout, for the appurtenant benefit of their remaining adjacent residential property (being Lot 2 as shown on that certain plan entitled "Plan of Private Way and Two Lot Subdivision on Route 25, Gorham, Maine for Paul Strout," prepared by Wayne T. Wood & Co. dated March 1996, revised through March 25, 1996, approved by the Gorham Planning Board and signed on April 1, 1996, and recorded in the Cumberland County Registry of Deeds in Plan Book 196, Page 126), the perpetual and exclusive right and easement to draw water from, use, maintain, repair, inspect, replace and enjoy an existing drilled water well located on Lot 1, together with all appurtenances, for the provision of and use as a residential water supply. The well that is subject to such easement and rights is a drilled well located approximately eighty (80) feet southwesterly from the 5/8 inch capped rebar set at the most northeasterly corner of Lot 1 as shown on said plan, and approximately twelve (12) feet southerly from the northwesterly sideline of Lot 1 as shown on said plan. The easement and rights granted herein shall include, without limitation, the exclusive ability to draw water from said residential drilled well, the

use, maintenance, repair and replacement of the drilled well, pumps, pipes or water lines, electrical and switch wires and lines, any metering equipment, and sufficient rights of access to permit the same, as they may be located on, under or across Lot 1 as shown on said plan.

Being a portion of the premises described in a warranty deed to Paul R. Strout and Karen G. Strout by Paul R. Strout dated March 4, 1996 and recorded in the Cumberland County Registry of Deeds in Book 12386, Page 202.

This conveyance is made subject to municipal zoning and land use ordinances, utility easements of record, and real estate taxes payable to the local municipality for the current tax year.

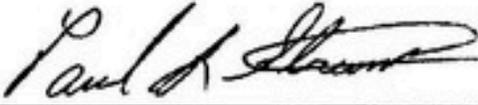
To Have and to Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **John Martin**, his or her heirs and assigns, to them and their own use and behoof forever.

And we do covenant with the said Grantee, his or her heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantee, his or her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said **Paul R. Strout**, and **Karen G. Strout**, relinquishing and conveying all rights by descent, all marital rights, and all other rights to the above described premises, have hereunto set our hands and seals this December 28th, 2018.

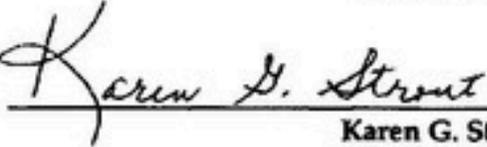
*Signed Sealed and Delivered
in the presence of*

Witness



Paul R. Strout

Witness



Karen G. Strout

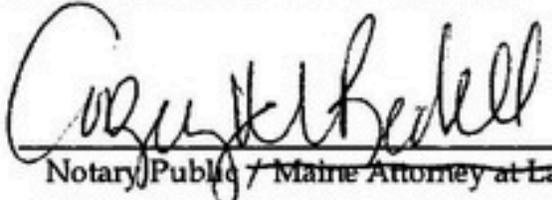
State of Maine
County of Cumberland, ss.

December 28th, 2018

Then personally appeared the above named **Paul R. Strout** and **Karen G. Strout**
and acknowledged the foregoing instrument to be his, her or their free act and deed.

My commission expires:

AFFIX NOTARIAL SEAL



Notary Public / Maine Attorney at Law

Printed Name



Below Space Reserved for Recording Information



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 · 85.5K subscribers · 1K videos

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

lifestylepropertiesofmaine.com and 4 more links



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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