

DUPLEX HOME

HOME IN-TOWN

Large 3 Bedroom units

178 Birch St, Bangor

Owner Occupied
Opportunity



\$270,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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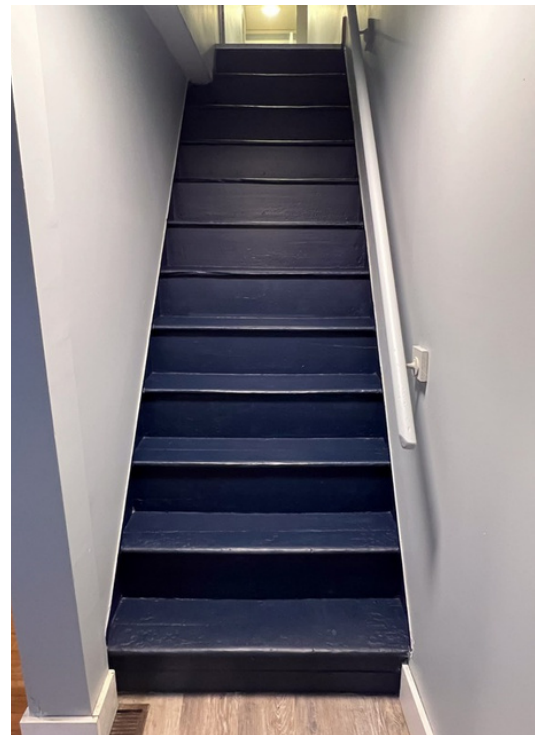
Scan to view the
full property details
and video!





Here is an opportunity for you in a convenient Bangor location just minutes from hospitals, schools, and downtown, this two-unit property offers a strong opportunity for both investors and owner-occupants alike. With Bangor's consistent rental demand, this is a property that makes sense whether you're looking to generate income or offset your own living expenses.

Unit 180, located on the first floor, features a layout that blends character and updates. Hardwood floors run through the living room and formal dining room, while the kitchen has been updated with butcher block countertops and modern finishes. A full bathroom completes the first floor. Upstairs, you'll find three bedrooms, all with laminate flooring and closets, including a primary bedroom with a walk-in closet.



Unit 178 offers a similar layout, with hardwood flooring in the living and dining areas and an updated kitchen. The second floor includes three bedrooms and a full bath, with a mix of laminate and hardwood flooring throughout the bedrooms.

Both units have access to rear deck space, adding a practical outdoor area for tenants or owner use.

The location adds to the appeal, just a 3-minute drive to Eastern Maine Medical Center, within walking distance to William S. Cohen School and Cameron Stadium, 2 minutes to Abraham Lincoln School and Chapin Park, and approximately 11 minutes to Bangor International Airport.

Whether you're looking to add to your portfolio or live in one unit while renting the other, this Bangor duplex offers flexibility and solid potential.



**Lifestyle
Properties
of Maine**





178 BIRCH ST, BANGOR

PRICE

\$270,000

TAXES

\$5,263/2026

0.18± ACRES

BUILT IN 1920

1,505± SQFT

ROAD FRONTAGE 60FT

HOW FAR TO...



Shopping | Bangor, 1.7± miles



Hospital | Bangor, 5± miles



Airport | Bangor, 4.1± miles



Interstate | Exit 185, 1± miles



City | Bangor, 1.1± Miles



Boston | 237± miles 3 hours
40 minutes



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Peter McPhail

Broker / Owner | ALC | GRI | REALTOR®



207.794.4338 cell



207.794.6164 office



peter@lifestylepropertiesme.com



154 Maine Ave, Suite 7, Bangor, ME

04401

Scan to view Peter's
bio and other
listings



Testimonial:

'We were blessed to meet Peter McPhail and the team from United Country Lifestyle Properties of Maine as we searched for professionals to sell our family home. From the start, Peter's 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 a "made to order" home sale experience.

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

Stephen Grant



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Bangor Police Dept.
(207) 947-7384 or 911

Fire

Bangor Fire Dept.
(207) 992-4700 or 911

Town Office

Bangor City Hall 73 Harlow St.
(207) 992-4200

Tax Assessor

Phil Drew
(207) 992-4209

Code Enforcement

Jeff Labree
(207) 992-4230

PROPERTY LOCATED AT: 178 Birch Street, Bangor, ME 04401**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: _____
 Installed by: _____
 Date of Installation: _____

USE: Number of persons currently using system: _____
 Does system supply water for more than one household? ☐ Yes ☐ No ☐ Unknown

Comments: City water

Source of Section I information: Public record

Buyer Initials _____ Page 1 of 8 Seller Initials SC

PROPERTY LOCATED AT: 178 Birch Street, Bangor, ME 04401

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: n/a

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: _____ OR ☐ Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? ☐ Yes ☐ No

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

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: ☐ Yes ☐ No ☐ Unknown

If Yes, Location: _____

Date of installation of leach field: _____ 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: City sewer

Source of Section II information: Public record

Buyer Initials _____

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Seller Initials SC _____

PROPERTY LOCATED AT: 178 Birch Street, Bangor, ME 04401

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	FHA Propane			
Age of system(s) or source(s)	5+ years			
TYPE(S) of Fuel	propane			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	900+ gallons			
Name of company that services system(s) or source(s)	Zach Hamilton			
Date of most recent service call	October cleaning 22			
Malfunctions per system(s) or source(s) within past 2 years	No			
Other pertinent information	New Hot water heater			

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: 2021

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

If Yes, date: _____

Comments: **New hot water heater 2021**

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 SC

PROPERTY LOCATED AT: 178 Birch Street, Bangor, ME 04401

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: n/a ☐ Yes ☐ No ☐ UnknownComments: siding on home is asbestosSource of information: seller**C. RADON/AIR** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: 2/24/2022 By: Allican Home Inspections, LLCResults: passed

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 SC

PROPERTY LOCATED AT: 178 Birch Street, Bangor, ME 04401

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: _____

Source of information: seller, public record

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Source of information: seller

Buyer Initials _____

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Seller Initials SC

PROPERTY LOCATED AT: 178 Birch Street, Bangor, ME 04401**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?

Zone XRelevant Panel Number: 23019C2117D Year: 2023 (Attach a copy)

Comments: _____

Source of Section VI information: FEMA websiteBuyer Initials _____ Page 6 of 8 Seller Initials SC _____

PROPERTY LOCATED AT: 178 Birch Street, Bangor, ME 04401**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: Propane, Dead River

Year Principal Structure Built: 1920 What year did Seller acquire property? _____

Roof: Year Shingles/Other Installed: 2016 Metal roof 2022+/-

Water, moisture or leakage: No

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: some water on the floor was present after heavy rains.

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 _____

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Seller Initials SC

PROPERTY LOCATED AT: 178 Birch Street, Bangor, ME 04401KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: There is some dry rot in the floor joists.

Comments: _____

Source of Section VII information: seller**SECTION VIII - ADDITIONAL INFORMATION**building has propane tanks but natural gas is there, Natural gas meter capped.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.

<u>Stephen Cole</u>	<u>05/26/2026</u>		
SELLER	DATE	SELLER	DATE
Stephen Cole			

SELLER	DATE	SELLER	DATE
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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

CHRIS PEPIN PROPERTIES, LLC, a Maine Limited Liability Company with a mailing address of PO Box 216, Orrington, ME 04474, for consideration paid, grants to **STEPHEN COLE**, of Aiea, Honolulu County, Hawaii (Mailing address: 98-1911 Kaahumana Street, Unit P, Aiea, HI 96701) with warranty covenants, the real property located in Bangor, Penobscot County, Maine, described as follows:

SEE EXHIBIT A ATTACHED HERETO

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. § 558.

WITNESS my hand and seal this 13 day of ~~April~~^{May}, 2022.

Chris Pepin Properties, LLC

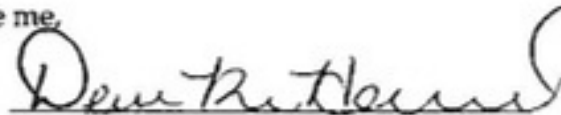
By: Chris Pepin, Managing Member

STATE OF MAINE
Penobscot, ss.

~~April~~^{May} 13, 2022

Personally appeared the above named Chris Pepin, in his said capacity, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said company.

Before me,



Notary Public/Attorney at Law

Name:

Devin Brown-Hammond
Notary Public
State of Maine
My Commission Expires:
10/29/2028

Devin Brown-Hammond
Notary Public, State of Maine
My Commission Expires 10/29/2028

EXHIBIT A

A certain lot or parcel of land, together with any improvements thereon, situated in Bangor, Penobscot County, Maine, more particularly described as follows:

Lot 62 on the west side of Birch Street in said Bangor, measuring 60 feet on the street by 132 feet in depth, according to the plan of land on Birch Street as surveyed for George W. Ladd by Fred H. and P. LeB. Coombs, dated May 25, 1968, recorded in Penobscot Registry of Deeds in Plan Book 2, Page 49.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Being the same premises as described in a deed from Keith W. Hallett and Jennifer L. Hallett to Chris Pepin Properties, LLC dated March 16, 2021, recorded in Penobscot Registry of Deeds in Book 15937, Page 37.

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Stephen Cole (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 178 Birch Street, Bangor, ME 04401

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____ Date _____ Buyer _____ Date _____ Buyer _____ Date _____ Buyer _____ Date _____ Agent _____ Date _____	<i>Stephen Cole</i> 04/28/2026 Date Seller Stephen Cole _____ Date _____ Seller _____ Date _____ Seller _____ Date _____ <i>Peter McPhail</i> 04/27/2026 Date Agent Peter McPhail _____ Date _____
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Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

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

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

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

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

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

You May Become A Client

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

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate 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



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