

COMMERCIAL PROPERTY

Truck Service Garage

725 Enfield Rd, Lincoln

Office Building



\$395,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Located at 725 Enfield Road in Lincoln, Maine, this versatile commercial property offers the space, infrastructure, and flexibility needed for a wide variety of business operations. Whether you're expanding an existing company, relocating a fleet maintenance facility, establishing a light manufacturing operation, or seeking a strategic investment property, this well-equipped facility is ready to support your goals.

Positioned on approximately 5.6 acres with more than 500 feet of road frontage, the property benefits from excellent visibility and accessibility. Lincoln serves as a regional commercial center for much of northern and eastern Maine, making it an attractive location for businesses involved in trucking, construction, forestry, equipment sales, wholesale distribution, and outdoor recreation services. The property is located just 3.5 miles from downtown Lincoln, approximately 10 miles from Interstate 95, and less than an hour from Bangor, providing convenient access for employees, customers, and suppliers alike.



The office building, constructed around 1992, measures approximately 24 by 24 feet and provides comfortable administrative space to support daily operations. Features include a conference room, kitchenette, and heated front steps, offering both convenience and functionality for staff and clients.

The centerpiece of the property is the expansive commercial garage measuring approximately 41 by 126 feet, with an additional 12.5 by 31-foot section. This substantial workspace is ideally suited for truck and equipment maintenance, fleet operations, storage, fabrication, manufacturing, or a variety of other commercial uses. Large overhead door access and ample interior workspace provide the flexibility required by growing businesses.

Supporting infrastructure includes a drilled well and private septic system, helping keep operating costs predictable while providing reliable utility service.

Commercial facilities with large truck bays, dedicated office space, and room for expansion are increasingly difficult to find and expensive to build. This property presents a rare opportunity to acquire an established commercial facility with the land, location, and infrastructure necessary to support both current operations and future growth. Whether you're an owner-operator, investor, contractor, manufacturer, or entrepreneur, 725 Enfield Road offers the foundation for long-term business success in one of northern Maine's most strategically positioned commercial markets.





**725 ENFIELD RD,
LINCOLN**

PRICE

\$395,000

TAXES

\$5,434/2025

5.6± ACRES

BUILT IN 1991

6,339± SQFT

HOW FAR TO...



Shopping | Lincoln, 3.5± miles



Hospital | Lincoln, 2.4± miles



Airport | Bangor, 45± miles



Interstate | Exit 217, 11.3± miles



City | Bangor, 44± Miles



Boston | 278± miles 4 Hours
and 14 Minutes





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:

'I just want to say the McPhail team had my property sold in 4 days and I received over asking price. Their knowledge and professional process makes it breeze to be a client. They walk you through all processes and make sure you understand everything before you leave the office. I highly recommend thier services and will use them in the future.'

Keith Lilly



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Lincoln PD
(207) 794-2221

Fire

Lincoln FD
(207) 794-2610

Town Office

29 Main St, Lincoln ME
(207) 794-3372 8-5

Tax Assessor

Amanda Woodard
(207) 794-3372

Code Enforcement

Denton Trotter
(207) 403-3306

725 Enfield Rd, Lincoln, ME, 04457

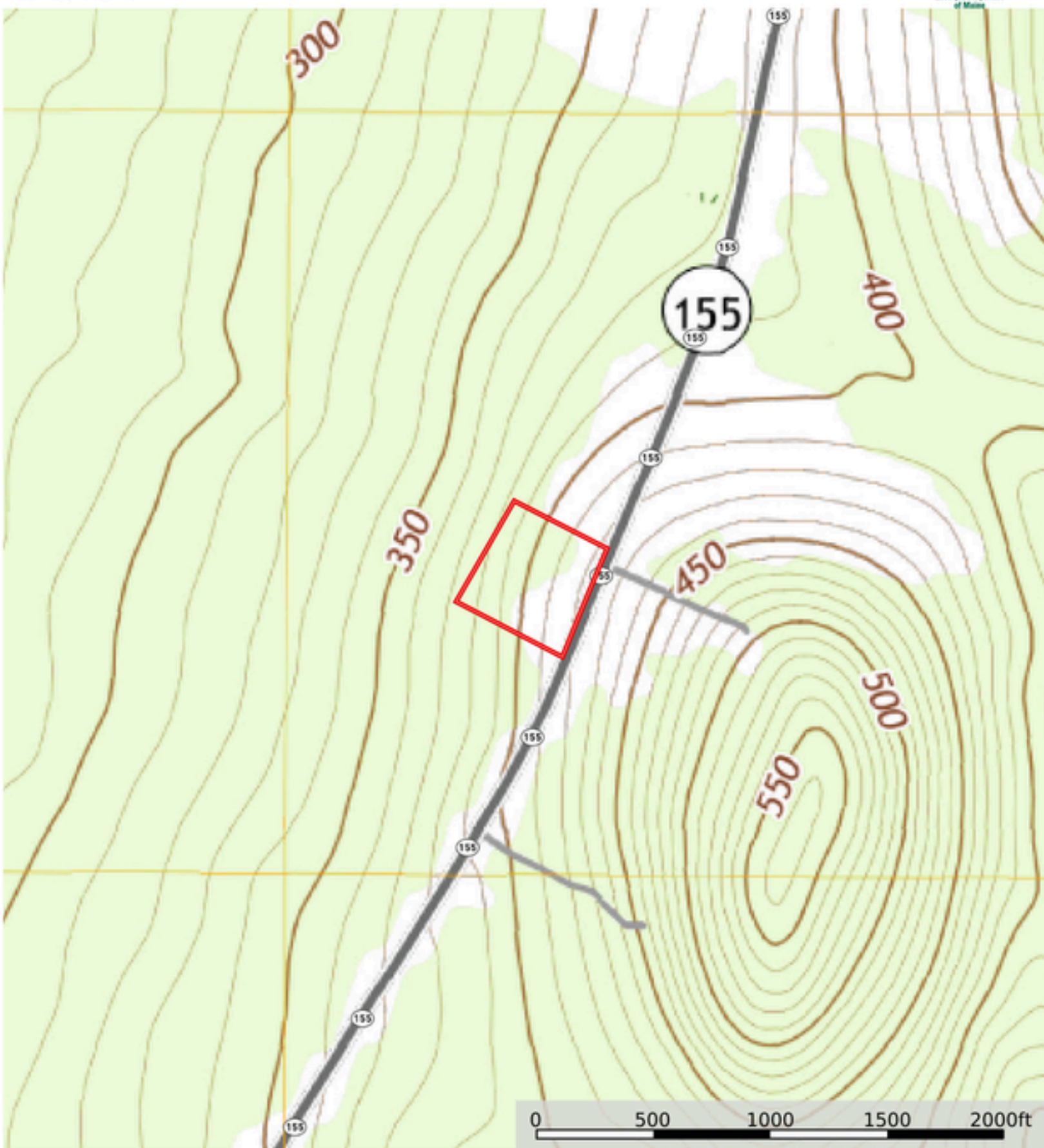
Maine, AC +/-



Boundary

725 Enfield Rd, Lincoln, ME, 04457

Maine, AC +/-



Boundary

725 Enfield Rd, Lincoln, ME, 04457

Maine, AC +/-



PROPERTY LOCATED AT: 725 Enfield Rd, Lincoln, ME 04457**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: northwest side of office building

Installed by: Merle Sam Dunham

Date of Installation: 2006

USE: Number of persons currently using system: varied

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

Comments: non-residential property

Source of Section I information: seller, visual inspection

Buyer Initials 21

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Seller Initials _____

PROPERTY LOCATED AT: 725 Enfield Rd, Lincoln, ME 04457**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: west side of office building OR ☐ UnknownDate installed: 2007 Date last pumped: unknown Name of pumping company: n/aHave you experienced any malfunctions? ☐ Yes ☒ No

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

Date of last servicing of tank: unknown Name of company servicing tank: n/aLeach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: behind tank to westDate of installation of leach field: 2007+/- Installed by: Gene GrahamDate of last servicing of leach field: none 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: non-residential useSource of Section II information: seller, public recordBuyer Initials 21 _____

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Seller Initials _____

PROPERTY LOCATED AT: 725 Enfield Rd, Lincoln, ME 04457**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 system	waste oil burner	electric heat	
Age of system(s) or source(s)	2007 +/-	old	unknown	
TYPE(S) of Fuel	propane	waste oil	electric	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	490 gallons	unknown	not separated in billing	
Name of company that services system(s) or source(s)	Dead River	none	n/a	
Date of most recent service call	10/2025	none	n/a	
Malfunctions per system(s) or source(s) within past 2 years	none	none	none	
Other pertinent information	office	garage only	in both baths and downstairs office	

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? ☐ Yes ☒ No ☐ UnknownAre all sleeved? ☒ Yes ☐ No ☐ UnknownChimney(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 ☐ UnknownHas vent(s) been inspected? ☐ Yes ☒ No ☐ UnknownIf Yes, date: n/aComments: **waste oil burner direct vent to exterior of building, propane heat direct vent also**Source of Section III information: **seller, personal observation****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 21

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Seller Initials _____

PROPERTY LOCATED AT: 725 Enfield Rd, Lincoln, ME 04457~~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, previous disclosure, public records**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: none knownSource of information: seller**C. RADON/AIR** - Current or previously existing:Has the property been tested? _____ ☐ Yes ☒ No ☐ Unknown~~If Yes: Date: _____ By: _____~~~~Results: _____~~~~If applicable, what remedial steps were taken? _____~~~~Has the property been tested since remedial steps? _____ ☐ Yes ☐ No ☐ Unknown~~~~Are 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 ☐ Unknown~~~~Are test results available? _____ ☐ Yes ☐ No~~~~Results/Comments: _____~~Source of information: seller**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: none knownSource of information: sellerBuyer Initials 21 _____

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Seller Initials _____

PROPERTY LOCATED AT: 725 Enfield Rd, Lincoln, ME 04457**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 ☒ No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ NoComments: none known - age of original structure for garge unknownSource of information: seller, previous disclosure**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ UnknownOther: noneSource of information: none known**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: deed, seller, public recordIs 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: _____~~Buyer Initials 21 _____

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Seller Initials _____

PROPERTY LOCATED AT: 725 Enfield Rd, Lincoln, ME 04457**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?

N/ARelevant Panel Number: N/A Year: N/A (Attach a copy)Comments: N/ASource of Section VI information: seller and FEMA websiteBuyer Initials 24 _____ Page 6 of 8 Seller Initials _____

PROPERTY LOCATED AT: 725 Enfield Rd, Lincoln, ME 04457**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: N/A

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: N/A

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water
 filtration system, photovoltaics, wind turbines): Type: Nonee

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

Roof: Year Shingles/Other Installed: _____

Water, moisture or leakage: _____

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 ZY

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Seller Initials _____

PROPERTY LOCATED AT: 725 Enfield Rd, Lincoln, ME 04457

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: roof needs

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.

Zachary Keegan
SELLER
Zachary W. Keegan

05/28/2026
DATE

SELLER DATE

SELLER DATE

SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE

BUYER DATE

BUYER DATE

BUYER DATE



**WARRANTY DEED
(17-00452B)**

R. GEORGE KEEGAN, of Lincoln, County of Penobscot and State of Maine, FOR CONSIDERATION PAID, grants to **ZACHARY W. KEEGAN**, of Lincoln, County of Penobscot and State of Maine, as Joint Tenants with WARRANTY COVENANTS, the following described real property located in the Town of Lincoln, County of Penobscot and State of ME, being bounded and described as follows, to wit:

A certain lot or parcel of land, with the buildings and improvements thereon, situated on the westerly side of the Lincoln-Enfield Road, in Lincoln, Penobscot County, Maine and being more particularly described as follows:

Commencing at a stake on the westerly line of the Lincoln-Enfield Road, said point being at the southeasterly corner of land now or formerly of Mrs. Cecil Drinkwater; thence in a general westerly direction along the southerly line of land of said Drinkwater Two Hundred Sixty-four (264) feet, more or less, to a stake on the easterly line of land now or formerly of Thomas Barber; thence S 51° 5' W along the easterly line of said Barber Two Thousand One Hundred Sixty and Eighteen Hundredths (2,160.18) feet to a stake on the northerly line of land now or formerly of Stanley Fitzhugh; thence in a general easterly direction along the northerly line of said Fitzhugh Five Hundred Forty Seven and Eight Tenths (547.8) feet, more or less, to a stake on the westerly line of the Lincoln-Enfield Road; thence in a general northerly direction along the westerly line of the Lincoln-Enfield Road Two Thousand Two Hundred (2,200) feet, more or less, to the point of beginning.

Excepting the premises as described in a deed from Dorothy Thompson to Gay E. Thompson, dated January 5, 1999 and recorded in Penobscot County Registry of Deeds in Book 6959, Page 140.

Also excepting the premises described in a deed from R. George Keegan to Zachary W. Keegan, dated June 21, 2006 and recorded in said Registry in Book 10498, Page 113.

Being a portion of the premises as described in the deed from Dorothy Thompson to R. George Keegan dated October 31, 2005 and recorded in Book 10172, Page 241 of the Penobscot County Registry of Deeds.

WITNESS my hand and seal this 2nd day of March, 2017.

Shirley D Porter
Witness WITNESS

R. George Keegan
R. George Keegan

STATE OF MAINE
COUNTY OF PENOBSCOT, ss.

March 2, 2017

Personally appeared the above-named R. George Keegan, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Shirley D Porter
Notary Public/Attorney-at-Law

Shirley A. Porter
Notary Public - Maine
My Commission Expires 9/20/2019

Maine Real Estate
Transfer Tax Paid

Susan F. Bulay, Register
Penobscot County, Maine

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Zachary W. Keegan

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 725 Enfield Rd, Lincoln, ME 04457

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	<u>Zachary Keegan</u>	05/28/2026
		Seller <u>Zachary W. Keegan</u>	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	<u>Carmen McPhail</u>	05/28/2026
		Agent <u>Carmen McPhail</u>	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