

SELLER'S 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 the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

PROPERTY LOCATED AT: 27 Seamans Road, Princeton, ME

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: ☐ Yes ☒ No ☐ N/A

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: July 2011 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? installed filter systems. Recent tests 0%.

• IF PRIVATE:

INSTALLATION: Location: Other side of driveway about 50' from house

Installed BY: Lord DATE of Installation: _____

What is the source of your information: seller

USE: Number of Persons currently using system? 2

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

COMMENTS: Whole house filtration for minerals. Point of use filter for arsenic. Tested zero

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public ☐ Unknown

• IF PUBLIC OR QUASI-PUBLIC:

Have you experienced any problems such as line or other malfunctions? _____ ☐ Yes ☒ No

What steps were taken to remedy the problem? _____

• IF PRIVATE:

TANK: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____

Tank Size: ☐ 500 Gal. ☒ 1000 Gal. ☐ Unknown ☐ Other: _____

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: north of front porch OR ☐ Unknown Date of Installation: 2001

Date Last Pumped: n/a seasonal use only Have you experienced any malfunctions? _____ ☐ Yes ☒ No

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

LEACH FIELD: _____ ☒ Yes ☐ No ☐ Unknown

IF YES: Location: In front of tank near garden

Date of installation of leach field: unavailable Installed by: unavailable

Date of Last Servicing: n/a Name of Service Company: _____

Have you experienced any malfunctions? _____ ☐ Yes ☒ No

If yes, give the date and describe the problem & what steps were taken to remedy: _____

Date of Last Servicing of System: _____ Name of Company Servicing System: _____

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? _____ ☐ Yes ☒ No

IF YES, is it available? _____

SOURCE OF INFORMATION: seller

COMMENTS: _____

IS SYSTEM LOCATED IN A SHORELAND ZONE? _____ ☐ Yes ☒ No ☐ Unknown

Is System located in a Coastal Shoreland Zone? _____ ☐ Yes ☒ No ☐ Unknown

SECTION III. HEATING SYSTEM(S)/SOURCES(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Hot water b/b	Monitor 38,000 btu		
Age of system(s)/source(s)	2001	2 years		
Name of company that services system(s)/source(s)	Tammaro	Tammaro		
Date of most recent service call	02/01/2010			
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	140 gal	n/a		
Malfunction per system(s)/ source(s) within past 2 years	replaced electronics	n/a		
Other pertinent information				

Buried Oil Supply Line: ☐ Yes ☒ No ☐ UnknownSleeved: ☐ Yes ☐ NoChimney(s) Lined: ☒ Yes ☐ No ☐ Unknown Age: 2001Last Cleaned: n/aIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney been inspected? ☐ Yes ☒ No ☐ Unknown; If Yes, when: _____ Power Vent: ☐ Yes ☒ No ☐ UnknownCOMMENTS: Current owner uses seasonally only. Spare flue in chimney for wood stove h/u**SECTION IV. HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Current or previously existing:Are there now, or have there ever been, any underground storage tanks on your property? ☐ Yes ☒ No ☐ UnknownIF YES: Are tanks in current use? ☐ Yes ☐ No

IF NO above: How long have tank(s) been out of service? _____

What materials are, or were, stored in the tank(s)? _____

Age of tank(s): _____ Size of tank(s): _____

Location: _____

Have you experienced any problems such as leakage? _____

Are tanks registered with the Dept. of Environmental Protection? ☐ Yes ☐ No ☐ UnknownIf tanks are no longer in use, have tanks been abandoned according to D.E.P.? ☐ Yes ☐ No ☐ Unknown

Comments: _____

B. ASBESTOS - Current or previously existing:• as insulation on the heating system pipes or duct work? ☐ 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

IF YES: Source of Information: _____

COMMENTS: _____

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 ☐ UnknownAre test results available? ☐ Yes ☐ No Results & Comments: _____**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: _____**E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978; See EPA Disclosure brochure/form and Maine Lead Warning for more information)**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 the basis for the determination: _____

Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards: ☐ Yes ☒ No

IF YES, describe: _____

Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ No

COMMENTS: _____

2011 Page 2 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials _____

PROPERTY LOCATED AT 27 Seamans Road, Princeton, ME

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

OTHER: _____

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V. GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private way, private road/homeowner associations or restrictive covenants? ☒ Yes ☐ No ☐ Unknown

IF YES: Explain: subdivision covenants

What is your source of information: deed

Are there any tax exemption or reduction 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: _____

• Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: no

• Year Principal Structure Built: 2001

What year did Seller purchase property? 2005

• Roof: Year Built - Structure: 2001

Year Shingles Installed: _____

Moisture or leakage: n/a

Comments: 50 year metal roof

• Foundation/Basement: Sump Pump: ☐ Yes ☒ No ☐ Unknown Comments: _____

Moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown Comments: _____

Knowledge of prior 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

• Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

• Has the property been surveyed? ☒ Yes ☐ No ☐ Unknown If YES, is the survey available? ☒ Yes ☐ No

• Manufactured Housing: Mobile Home - ☒ Yes ☐ No Modular: ☐ Yes ☐ No

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

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☒ No

SECTION VI. ADDITIONAL INFORMATION

Crushed rock drainage system surrounding and below house. No moisture problems. House and apartment over garage are all in excellent condition with no deferred maintenance.

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.

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.

SELLER

Ted Filzen

July 29, 2011

DATE

SELLER

Sharon Filzen

July 29, 2011

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



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EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT

AGENCY: Christopher Group LLC DATE: July 29, 2011

In consideration of Agency's agreement to list and promote the sale of (☐ all ☐ part of; If 'part of' see explanation or description attached hereto) Seller's property situated in municipality of Princeton, County of _____, State of Maine, located at 27 Seamans Road and described in deed(s) recorded at said County Registry of Deeds in Book(s) 3087, Page(s) 260, the undersigned as Seller, hereby gives the Agency the exclusive right to sell or exchange said property at a price of \$ 299,900.00, and on the terms herein stated, or at any other price or terms to which Seller may authorize or consent. If, during the term of this agreement, a Buyer is produced who is ready, willing and able to purchase at said price, or any other price or terms to which the Seller may agree, or if the property is sold or exchanged by anyone, including the Seller, then Seller agrees to pay Agency a commission of 6.000 % of contract price. This Agreement begins on July 29, 2011 and will expire on July 28, 2012, unless if prior to such expiration date the Seller places the property under any type of contract, in which case this Agreement will expire upon closing, transfer of title and/or termination/expiration of such contract.

The commission as provided above shall be due if the property is sold, conveyed, exchanged, optioned or otherwise transferred within 6 months after the expiration of this agreement to anyone with whom Agency has negotiated unless listed in good faith with another real estate brokerage agency. Negotiation shall include providing information about the property, showing the property, or presenting offers on the property. All rights under this paragraph shall expire on February 27, 2012, Februar.

SUBAGENCY

- ☐ Yes ☒ No This Agency's policy is to cooperate with other agencies acting as subagents of you the Seller.
☐ Yes ☒ No This Agency's policy is to share compensation with subagents.

BUYER'S AGENCY

- ☒ Yes ☐ No This Agency's policy is to cooperate with other agencies acting as Buyer's agents.
☒ Yes ☐ No This Agency's policy is to share compensation with Buyer's agents.

TRANSACTION BROKERS

- ☒ Yes ☐ No This Agency's policy is to cooperate with other agencies acting as transaction brokers.
☒ Yes ☐ No This Agency's policy is to share compensation with transaction brokers.

DISCLOSURE OF VARIABLE COMPENSATION

- ☐ Yes ☒ No This Agency's policy is to compensate all other real estate brokerage agencies in the same manner. If no, seller acknowledges this policy may limit the participation of other agencies in the marketplace.
☐ Yes ☒ No This Agency's policy on paying commissions to its affiliated licensees is to provide a greater commission for an in-house sale versus sales involving a cooperating real estate brokerage agency.

Agency has disclosed its policies regarding cooperation and compensation so as to inform Seller of any policy that would limit the participation of any other Agency.

Seller acknowledges and/or agrees:

- A continuing duty between the signing of this listing agreement and the final closing to disclose to Agency all information about the property, adverse or otherwise, and understands that all such information shall be disclosed by Agency to Buyer.
- To hold Agency harmless for any claim which may result from the Seller's failure to disclose information about the property.
- To refer all inquiries to Agency.
- To convey property by warranty deed.
- To authorize a "For Sale" sign on the property. ☒ Yes ☐ No
- To authorize the advertising of the property. ☒ Yes ☐ No
- To authorize use of a key and/or a lock box on the property. ☒ Yes ☐ No
- To authorize Agency to divulge the existence of offers on the property. ☒ Yes ☐ No
- To authorize publication of property and applicable disclosure attachments in the MLS and use of information for marketing, appraisal and statistical purposes. ☒ Yes ☐ No
- To authorize the Agency to use and make exterior and interior photographs of said property in promoting its sale. ☒ Yes ☐ No
- To authorize inclusion of street address of the property on Internet display to the public. ☒ Yes ☐ No
- To authorize inclusion of automated estimate of market value (AVM) on the property shown on virtual office websites. ☐ Yes ☒ No
- To authorize inclusion of allowing comments or reviews about the listing on virtual office websites. ☐ Yes ☒ No
- That Agency has discussed with Seller safeguarding of personal property and valuables located within the Property. Seller acknowledges that the Agency is not an insurer against loss of or damage to personal property.
- That the State of Maine law requires Buyers of property owned by non-resident Sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Services.

Page 1 of 2 - ERTS Seller's Initials _____

The Christopher Group, LLC P.O. Box 306 Bucksport, ME 4416
Phone: (207)944-8771

Fax:

George MacLeod

Princeton

- That the State of Maine law says that the owner of property as of April 1 is legally responsible to pay the property taxes even if the property is later sold and any tax lien filed for non-payment will be in the name of the owner as of April 1 which could have a negative effect on their credit rating.
- To seek legal, tax, and other professional advice as necessary in connection with sale of property.
- Receipt of a copy of this agreement.
- That Agency has informed Seller of his/her obligation to provide buyers with information developed by the Department of Health and Human Services (Bureau of Health) regarding what homeowners should know about arsenic in private water supplies and arsenic in treated wood.
- That Agency has informed Seller of his/her disclosure and certification obligations regarding the presence of lead-based paint and lead-based paint hazards and a Buyer's right to conduct a risk assessment or inspection of the property to determine the presence of lead-based paint or lead-based paint hazards.
- Any property management services are only provided by Agency if agreed to by separate written agreement.
- If any earnest money is forfeited by a Buyer, it shall be distributed one half to Seller, and one half to Agency. In no event shall the Agency portion exceed the agreed upon commission set forth above.

Seller agrees to hold Agency harmless from any loss or damage that might result from authorizations provided in the Agreement.

FIXTURES: The Seller agrees that all fixtures, including but not limited to existing storm and screen windows, shades and/or blinds, shutters, curtain rods, built-in appliances, heating sources/systems including gas and/or kerosene-fired heaters and wood stoves, sump pump and electrical fixtures are included with the sale except for the following: none excepted

PERSONAL PROPERTY: The following items of personal property may be included with the sale at no additional cost, in "as is" condition with no warranties if specified in the Purchase & Sale Agreement: refrigerator, range, washer, dryer, dishwasher

Other Conditions: seller retains option to sell to with no sales
commission due to listing broker for 90 days (calendar) from listing date. In event seller
uses this option, he agrees to pay listing broker \$2,000 to compensate for costs incurred

Seller acknowledges receipt of a copy of the Residential Property Transaction Booklet ☒ Yes ☐ No

Agency and Seller agree that Agency shall represent Seller and that this Agreement creates an agency/client relationship as defined in the Real Estate Brokerage License Act.

Agency and Seller each agree that this property is to be offered without regard to race, color, religion, sex, handicap/disability, familial status (families with children), ancestry, sexual orientation, or national origin.

I hereby consent to receive fax or other electronic transmissions from Agency to fax number(s) and/or email address(es) provided herein.

SELLER(S)

Ted Filzen

Sharon Filzen

Accepted by George MacLeod (REAL ESTATE LICENSEE) on behalf of Christopher Group LLC (AGENCY)

SELLER(S) Mailing Address: 1723 Mossy Cyprus Lane, Jacksonville, FL 32223

SELLER(S) Phone Number(s): (904) 655-2499

SELLER(S) E-mail Address: _____ SELLER(S) Fax Number(s): _____

