

# GATEHOUSE LAND LOT A AND B

Gatehouse Road  
Northeast Harbor  
\$785,000



*Distinctive properties.  
Legendary service.*



Look south from this elevated parcel into the inner Harbor of Northeast and then out the Western Way to the outer Islands that build the view. In the afternoon take in the warm light of the afternoon and sunsets against Brown Mountain. Design a house to enjoy the early morning light while capturing the magnificent views and landscapes that fill the horizon. The 4.5 acres property is set down a quiet private road on the edge of Acadia National Park and the Village of Northeast Harbor. Go north to Brown Mountain Gate House or southeast to The Map House and beyond. Acadia National Park could not be closer. Lots A & B have been soil tested.

---

For more information, please contact: THE KNOWLES COMPANY

One Summit Road  
Northeast Harbor, Maine 04662  
207.276.3322

*The Knowles Company represents both sellers and buyers, and practices an Appointed Agency Policy. We have a fiduciary responsibility to disclose to our client all information material to the sale of this property acquired from any source.*

info@KnowlesCo.com  
www.KnowlesCo.com

# Public Client Synopsis Report

00 Gatehouse AB Lot Road, Mount Desert, ME 04662

List Number: 1415568

County:

Hancock

Seasonal: No

List Price: \$785,000

Status: Active

Property Type: Land

Directions: From NE Harbor head out on Route 198. As you approach Brown Mountain Gatehouse look for Gatehouse Rd on right. Follow toward Forest Hill Cemetery bear right continuing on Gatehouse Rd. Lot B on right.



## General Information

Surveyed: Yes  
Mobile Homes Allowed: Unknown

## Water Information

Water Frontage: No  
Water Body: Great Harbor, Atlantic Ocean  
Water View: Yes  
Water Body Type: Harbor; Ocean

Lot Size Acres +/-: 4.59

Source of Acreage: Deed

Zoning: R2

## Tax/Deed/Community Information

Book/Page/Deed: 4916/ 121-126/ Partial

Map/Block/Lot: 005/ / 009-004

Full Tax Amount/

Year: \$3,999.65/ 2019

Tax ID:

0gatehouseroadnortheastharbor04662

School District:

Mount Desert Public

## Interior Information

## Property Features

Utilities On: No  
Site: Level; Rolling/Sloping; Wooded  
Driveway: No Driveway  
Parking: 1 - 4 Spaces  
Location: Abuts Conservations; Near Country Club; Near Golf Course; Near Public Beach; Near Shopping; Near Town; Subdivision  
Recreational Water: Nearby; Public; River/Brook/Stream

Roads: Gravel/Dirt; Private  
Transportation: Major Road Access; Near Airport  
Electric: No Electric  
Gas: No Gas  
Sewer: Septic Needed  
Water: Well Needed on Site  
View: Fields; Mountain(s); Scenic; Trees/Woods

## Remarks

**Remarks:** South facing water views of Northeast Harbor and the Western Way, as well as a west facing mountain vista create a bounty of options for this 4.59 +/- acres, elevated parcel. Design your home to capture the magnificent Western Way and Islands that dot the horizon then take in the fabulous sunsets as dusk approaches Brown Mountain. The parcel is set down a quiet private road on the edge of Acadia National Park and near the Village of Northeast Harbor. Wander north to Brown Mountain Gatehouse or southeast to 'The Map House' and beyond. Acadia National Park could not be closer. The village of Northeast Harbor has long been a favorite destination of sailors and summer visitors, as well as those who seek a vibrant year-round community. Its closeness to famed Acadia National Park with its hiking trails, carriage roads, and picturesque ocean vistas makes it an ideal summer spot or year-round location. Town Marina and Private Fleet dock are just minutes away as is the library and village.

## Listing/Agent/Office Information

Pending Date:

Listing Office: The Knowles Company 1454

Prepared by The Knowles Company on Monday, July 08, 2019 10:05 AM.

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2019 and FBS.



## PROPERTY DISCLOSURE – LAND ONLY

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 — 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 your 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: -----

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: Owner

**B. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

**TOXIC MATERIAL:** ..... ☐ Yes ☐ No ☒ Unknown

**LAND FILL:**..... ☐ Yes ☐ No ☒ Unknown

**RADIOACTIVE MATERIAL:**..... ☐ Yes ☐ No ☒ Unknown

**METHAMPHETAMINE:**..... ☐ Yes ☐ No ☒ Unknown

Comments: -----

Source of information: Owner

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

Buyer Initials \_\_\_\_\_ Page 1 of 3 Seller Initials JS \_\_\_\_\_

**SECTION II — 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 ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ..... ☒ Yes ☐ No ☐ Unknown

If Yes, explain: Town Zoning, Deed.

Source of information: Owner

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? Rick Savage, a neighbor, has been maintaining the road and

Road Association Name (if known): would appreciate cooperation once house(s) are under construction.

Are there any shoreland zoning, resource protection or other overlay zone

requirements on the property?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: -----

Source of information: Owner

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: -----

Source of information: Owner

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: -----

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

Has all or a portion of the property been surveyed?..... ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available?..... ☒ Yes ☐ No ☐ Unknown

Has the property ever been soil tested?..... ☒ Yes ☐ No ☐ Unknown

If Yes, are the results available?..... ☒ Yes ☐ No ☐ Unknown

Are mobile/manufactured homes allowed?..... ☒ Yes ☐ No ☐ Unknown

Are modular homes allowed?..... ☒ Yes ☐ No ☐ Unknown

Source of information: Deed, LUZO, Town records

Additional Information: This disclosure is for all land within deed Bk 4916 Pg 121. Lot A & B. Survey available.

Buyer Initials \_\_\_\_\_

Page 2 of 3

Seller Initials RS

PROPERTY LOCATED AT: Gatehouse Road (Lots A&B), Mount Desert, ME 04662

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

Helen Heslop 25.11.2019  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
Rye Field Partners, L.P. Helen M. Heslop Genrl. Prtnr.

SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
Joan McIlhenny, MD Limited Partner

SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
Rye Field Partners, LP

SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
Rye Field Partners, LP

I/We have read and received a copy of this disclosure 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 \_\_\_\_\_



Section 3.5 Dimensional Requirements for Districts: minimum area, width of lots, setbacks, etc.

DISTRICTS	VR1	VR2	R1	R2
<b>DIMENSIONS see Notes (b) (h')</b>				
<b>MINIMUM LOT AREA:</b> A. with public sewer B. without public sewer. C. Cluster Subdivision w/sewer* D. Cluster Subdivision w/o sewer* E. Workforce Subdivision* * see Note (k)	10,000 sq ft 1 acre 5,000 sq ft 20,000 sq ft State Minimum	20,000 sq ft 1 acre 10,000 sq ft 20,000 sq ft State Minimum	1 acre 1 acre 20,000 sq ft 20,000 sq ft State Minimum	2 acres 2 acres 1 acre 1 acre State Minimum
<b>MINIMUM WIDTH OF LOTS:</b> Shore Frontage	N/A	N/A	N/A	N/A
<b>SETBACKS FROM:</b> normal high water line of a water body (stream), tributary stream or upland edge of a wetland  Great Ponds  public or private road*  property lines** * see Note (c) ** see Note (d)	75 ft  N/A 20 ft 10 ft	75 ft  N/A 30 ft 15 ft	75 ft  N/A 30 ft 15 ft	75 ft  N/A 30 ft 25 ft
<b>MAXIMUM LOT COVERAGE</b>	40%	40%	40%	40%
<b>MINIMUM DISTANCE BETWEEN PRINCIPAL BUILDINGS</b>	20 ft	20 ft	20 ft	20 ft

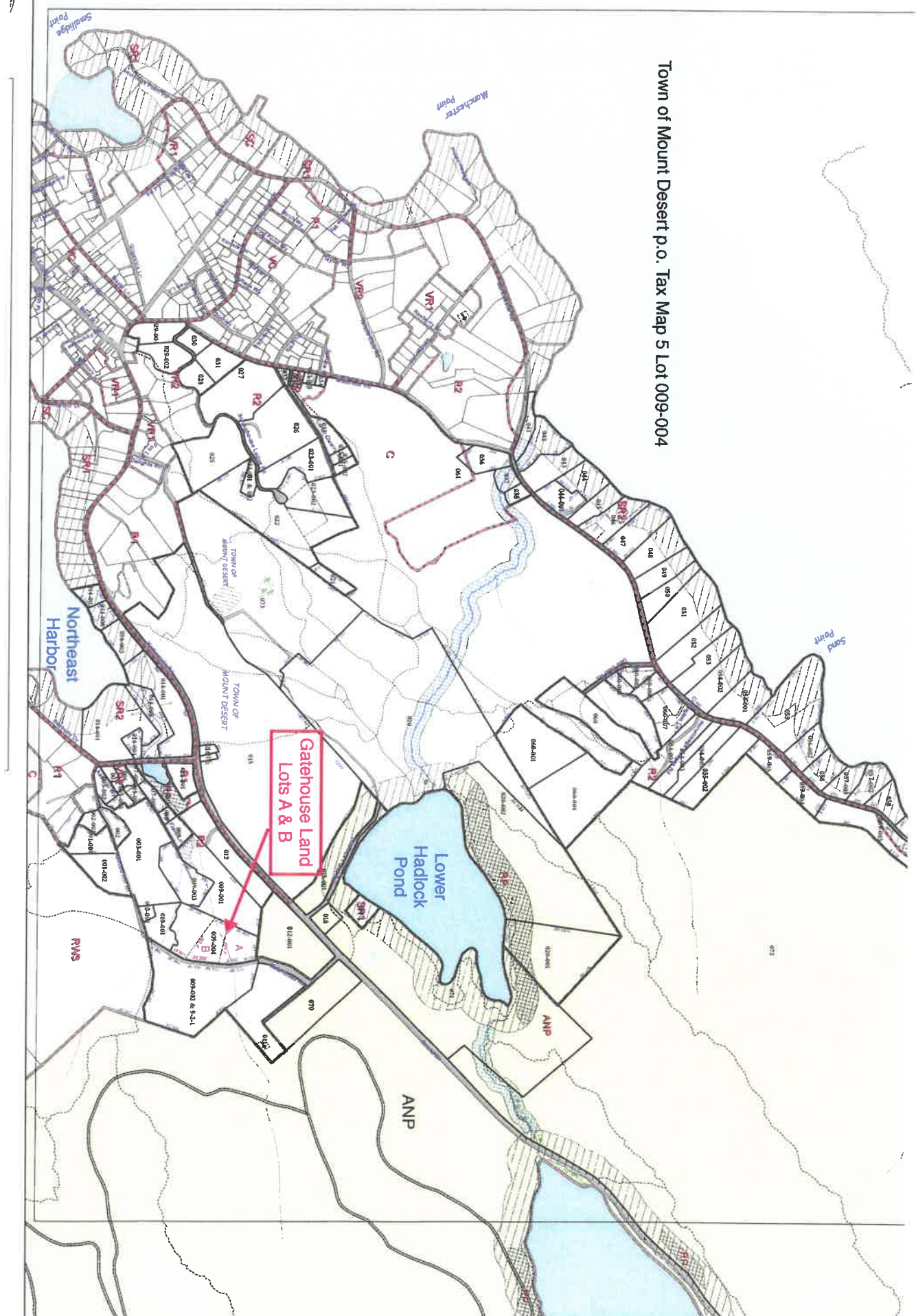
Continued...

## Section 3.4 Permitted, Conditional, and Excluded Uses by District

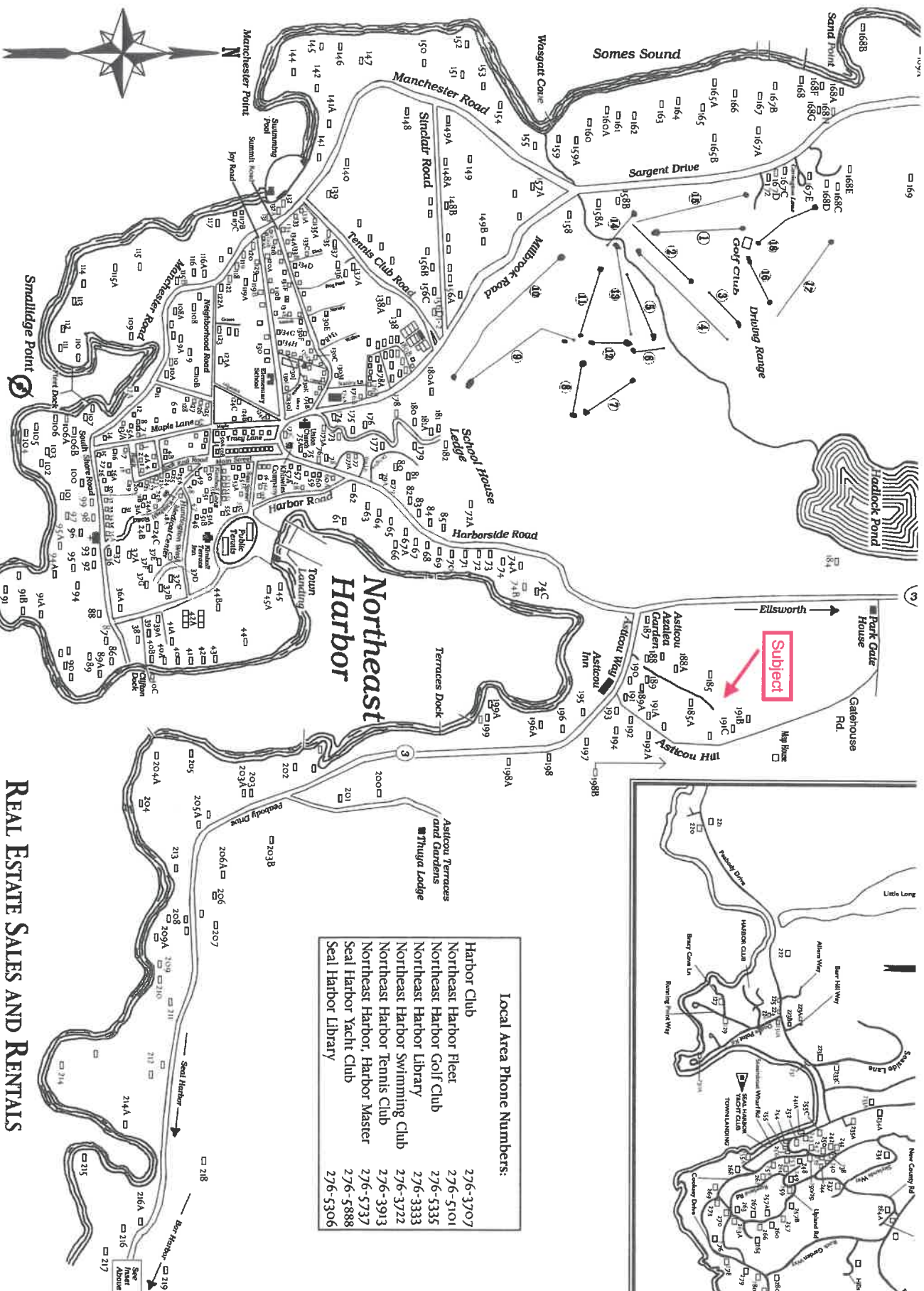
LAND USE:	Districts								
	VR 1 VR 2	R 1 R 2	SR 1 SR 2 SR 3 SR 5	RW 2 RW 3	VC	SC	C	RP	SP
<b>RESIDENTIAL</b>									
Dwelling 1 & 2 family	CEO	CEO	CEO <sup>(d)</sup>	CEO	C	C <sup>(d)</sup>	C	C <sup>8</sup>	C <sup>4</sup>
Dwelling, Multiple	C	C	C	C	C	X	C	X	X
Accessory Residential Dwelling Unit	CEO	CEO	CEO	CEO	CEO	C	C	C <sup>8</sup>	C <sup>4</sup>
Accessory structures including structural additions and guest houses <sup>(c)</sup>	CEO	CEO	CEO	CEO	C	C	C	C <sup>8</sup>	C <sup>4</sup>
Cluster and Workforce Subdivisions	C	C	X	C	C	X	X	X	X
Mobile Home Park	C	X	X	X	X	X	X	X	X
<sup>(c)</sup> A separate garage is an accessory structure. A separate garage with a dwelling unit shall be deemed a dwelling unit. <sup>(d)</sup> See Section 6B.10.3 (Lots)									
<b>RECREATIONAL (NON-COMMERCIAL)</b>									
Animal Husbandry	C	C	C	CEO	X	X	C	X	X
Animal Husbandry 2	C	C	C	P	C	C	C	X	X
Individual Private Campsites	P	P	CEO	P	CEO	CEO	X	X	X
Indoor Recreational facilities	C	C	C	C	C	X	C	X	X
Livestock (hoofed)	C	C	C	CEO	X	X	C	X	X
Motorized Vehicular traffic on existing roads and trails	P	P	P	P	P	P	P	P	X



Town of Mount Desert p.o. Tax Map 5 Lot 009-004







## REAL ESTATE SALES AND RENTALS

Brokers: Mia Thompson, Jane McCombs-Beaman & Keating Pepper, Tricia Blythe, Nick Burnett, Susan Ferrante-Collier, Sara Dennis, Torie Hallock, Beth Ingebritson, Kristi Jacoby, Jamie O'Keefe, Lili Pew, and Rob Van Allen

Rental Agents: Kate Chaplin, Lynn Zaman, and Nikki Hooper

Business Manager: Heather Jones

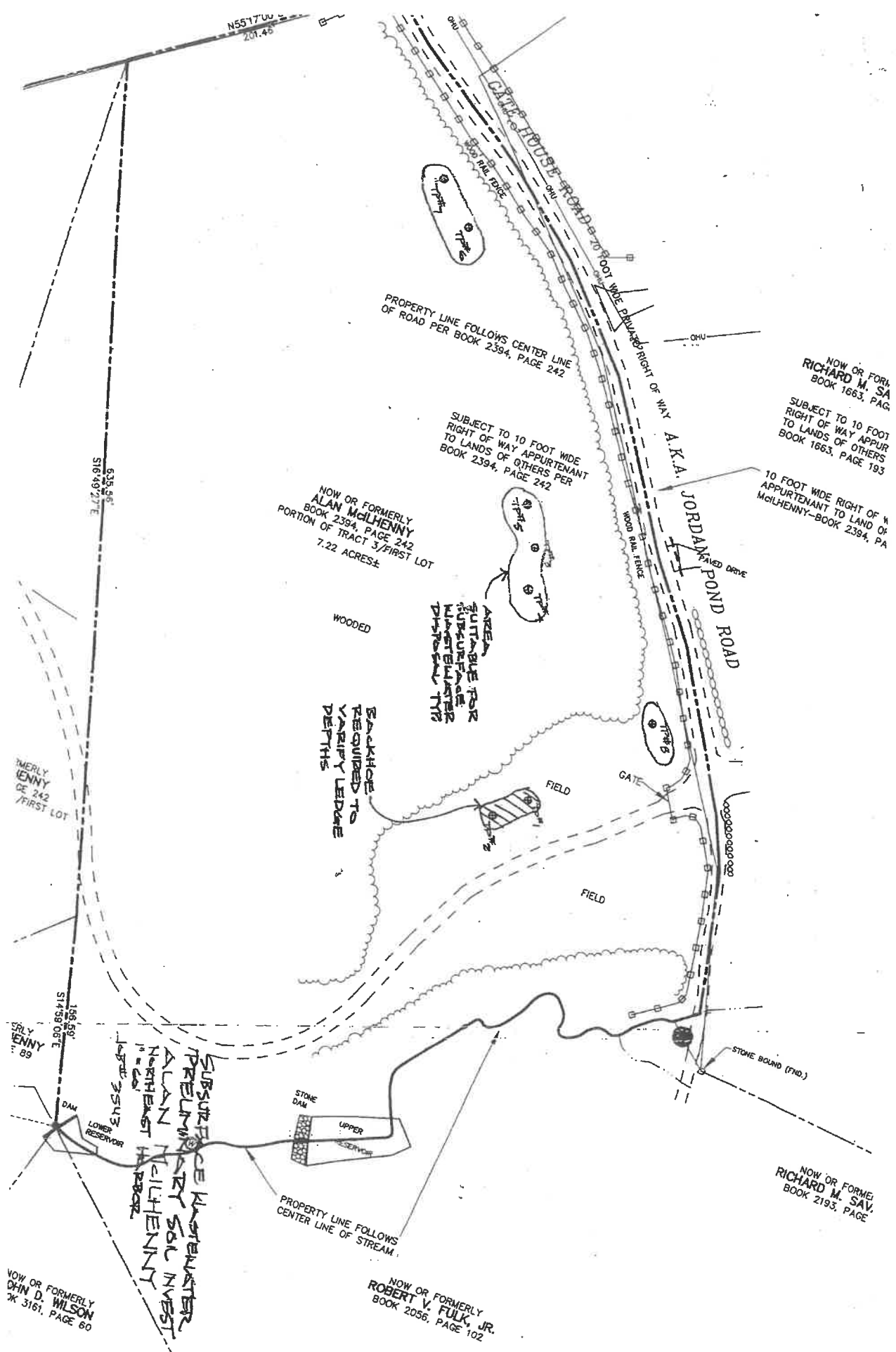
Changes for the 2020 directory should be emailed by April 1st, 2020 to: [businessmanager@knowlesco.com](mailto:businessmanager@knowlesco.com)

ONE SUMMIT ROAD, PO Box 367, NORTHEAST HARBOR, MAINE 04662-0367

VOICE: 207 276-3322 FAX: 207 276-4114 E-MAIL: [info@knowlesco.com](mailto:info@knowlesco.com)

[www.knowlesco.com](http://www.knowlesco.com)





N55°17'00" E  
207.45

PROPERTY LINE FOLLOWS CENTER LINE  
OF ROAD PER BOOK 2394, PAGE 242

SUBJECT TO 10 FOOT WIDE  
RIGHT OF WAY APPURTENANT  
TO LANDS OF OTHERS PER  
BOOK 2394, PAGE 242

NOW OR FORMERLY  
ALAN McILHENNY  
BOOK 2394, PAGE 242  
PORTION OF TRACT 3/FIRST LOT  
7.22 ACRES±

WOODED

BACKSLOPE  
REQUIRED TO  
VARY LEADGE  
DEPTH

AREA  
SUITABLE FOR  
SUBSURFACE  
EARTHQUAKE  
DETECTING  
TRAIL

FIELD

FIELD

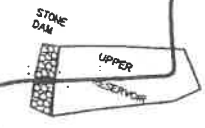
JORDAN POND ROAD  
A.K.A. JAVED DRIVE

10 FOOT WIDE RIGHT OF W  
APPURTENANT TO LAND OF  
McILHENNY-BOOK 2394, PA

NOW OR FORMER  
RICHARD M. SA  
BOOK 1663, PAGE  
SUBJECT TO 10 FOOT  
RIGHT OF WAY APPUR  
TO LANDS OF OTHERS  
BOOK 1663, PAGE 193

STONE BOUND (710.)

NOW OR FORMER  
RICHARD M. SAV,  
BOOK 2193, PAGE



PROPERTY LINE FOLLOWS  
CENTER LINE OF STREAM

FORMERLY  
McILHENNY  
DE 242  
/FIRST LOT

FORMERLY  
McILHENNY  
DE 89

NOW OR FORMERLY  
CHIN D. WILSON  
BK 3161, PAGE 60

NOW OR FORMERLY  
ROBERT V. FULK, JR.  
BOOK 2056, PAGE 102

SUBSURFACE MONITORING  
PRELIMINARY SOIL INVEST  
ALAN McILHENNY  
NORTHEAST HARBOR

Lot A = Test pits #7 + #8  
 Lot B = Test pits #5, #4, #3 + #8

McILHENNY

SOIL PROFILE DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)				
Observation Hole # <u>TP#1</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring				
Depth of organic horizon above mineral soil				
Texture	Consistency	Color	Mottling	
LOAMY		BROWN		0
				6
COARSE	FRIABLE	STRONG		12
LOAMY		BROWN		18
SAND		LIGHT BROWN		24
BEDROCK				30
				36
				42
				48
Soil Profile <u>2</u>	Classification Condition <u>C/A</u>	Slope Percent <u>5</u>	Limiting Factor Depth <u>24</u>	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock

SOIL PROFILE DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)				
Observation Hole # <u>TP#2</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring				
Depth of organic horizon above mineral soil				
Texture	Consistency	Color	Mottling	
LOAM		BROWN		0
				6
LOAMY	FRIABLE	STRONG		12
SAND		BROWN		18
		LIGHT OLIVE	Faint/COMMON	24
BEDROCK				30
				36
				42
				48
Soil Profile <u>2</u>	Classification Condition <u>C/A</u>	Slope Percent <u>6</u>	Limiting Factor Depth <u>14</u>	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock

SOIL PROFILE DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)				
Observation Hole # <u>TP#3</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring				
Depth of organic horizon above mineral soil				
Texture	Consistency	Color	Mottling	
LOAM		BROWN		0
				6
	FRIABLE	STRONG		12
LOAMY		BROWN		18
SAND			COMMON	24
		OLIVE		30
BEDROCK				36
				42
				48
Soil Profile <u>2</u>	Classification Condition <u>C/A</u>	Slope Percent <u>4</u>	Limiting Factor Depth <u>18</u>	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock

SOIL PROFILE DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)				
Observation Hole # <u>TP#4</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring				
Depth of organic horizon above mineral soil				
Texture	Consistency	Color	Mottling	
LOAM		BROWN		0
				6
		STRONG		12
LOAMY	FRIABLE	BROWN		18
SAND		OLIVE	COMMON	24
BEDROCK				30
				36
				42
				48
Soil Profile <u>2</u>	Classification Condition <u>C/A</u>	Slope Percent <u>4</u>	Limiting Factor Depth <u>24</u>	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock

Site Evaluator Signature

SE #

Date



McILHENNY

(Location of Observation Holes Shown Above)

Observation Hole #		TP #5		<input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring	
Depth of organic horizon above mineral soil					
Texture	Consistency	Color	Mottling		
0					
6					
12					
18					
24					
30					
36					
42					
48					

Soil	Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Groundwater <input type="checkbox"/> Resistive Layer <input type="checkbox"/> Bedrock		
2	C/D	4	15			
Profile	Condition	Percent	Depth			

Location of Observation Hole Shown Above

Observation Hole # TP # ☒ Test Pit ☐ Boring

Depth of organic horizon above mineral soil \_\_\_\_\_

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0			BROWN	
6	SANDY		STRONG	
12	LOAM	FRIABLE	BROWN	
18				
24			OLIVE	COMMON
30				
36				
42				
48				

Soil Profile <u>Z</u>	Classification <u>C/A</u> Condition	Slope <u>7</u> Percent	Lumina Factor <u>24</u> Depth	<input type="checkbox"/> Groundwater <input type="checkbox"/> Distinctive Layer <input checked="" type="checkbox"/> Bedrock
-----------------------	--	---------------------------	----------------------------------	---

## SOIL PROFILE DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole # TP#7      ☐ Test Pit    ☐ Boring

Depth of organic horizon above mineral soil \_\_\_\_\_"

	Texture	Consistency	Color	Mottling
0				
6				
12				
18	SAME AS TP6			
24				
30				
36				
42				
48				

Depth below mineral soil surface (inches)

Slope  
2  
Profile

Classification  
C/A  
Condition

Slope  
7  
Percent

Living Factor  
24  
Depth

☐ Groundwater  
☐ Infiltrative Layer  
☒ Bedrock

Observation Hole # TP#8 ☒ Test Pit ☐ Boring

Depth of organic horizon above mineral soil \_\_\_\_\_

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	LOAMY		BROWN	
6				
12	COARSE	FRIABLE	STRONG BROWN	
18	SANDY			
24	LOAM		OLIVE	CARBON
30				
36				
42				
48				

Soil <b>2</b> Profile	Classification <b>SA</b> Condition	Slope <b>3</b> Percent	Limiting Factor <b>17</b> Depth	<input checked="" type="checkbox"/> Groundwater <input type="checkbox"/> Restricting Layer <input type="checkbox"/> Bedrock
-----------------------------	--	------------------------------	---------------------------------------	---

**Site Evaluator Signature**

SE #

Date \_\_\_\_\_



# Have you tested your well water for arsenic?



## Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

## Protect your family. Test your well for arsenic every 3 to 5 years.

### How to Test Your Well Water

#### 1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: [wellwater.maine.gov](http://wellwater.maine.gov). Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and flouride, ask your lab for a test kit for all of these.

#### 2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.

#### 3. Get your results.

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

### Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

- how much arsenic is in your water;
- how much water you drink;
- how long you have been drinking the water.

### Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

### Protect your family. Test your well.

- For more information: [wellwater.maine.gov](http://wellwater.maine.gov)
- Call for advice: 866-292-3474 • TTY: Call Maine Relay 711





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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.*