

FOR SALE COMMERCIAL RETAIL

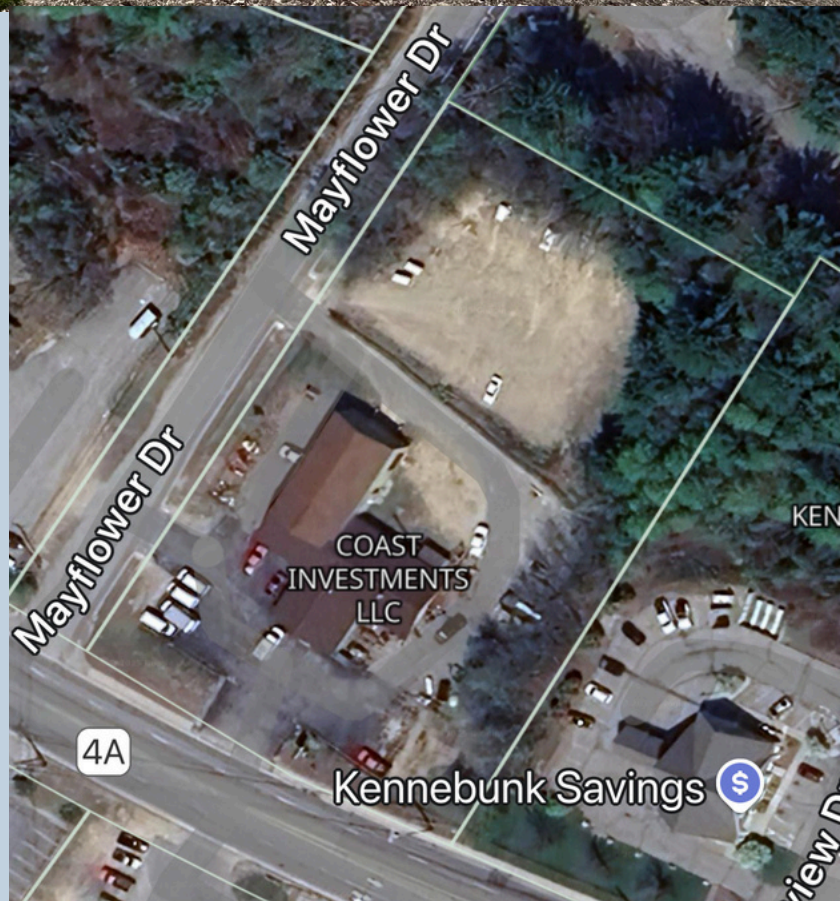
1306 MAIN STREET SANFORD, ME 04073



PROPERTY DETAILS

BUILDING OFFERS 7,288 +/- S.F. WITH:

- RETAIL SPACE 1,200 S.F.
- FLEXIBLE HEATED SPACE 3,200 S.F.
- 2,888 S.F. COLD STORAGE SPACE WITH MEZZANIE
- FHA SYSTEM
- PUBLIC WATER
- PRIVATE SEPTIC
- WASHING BAY
- OVERHEAD DOORS
- 800 S.F. CANOPY
- EXCELLENT SIGNAGE
- PAVED PARKING - 20+ CARS



Roz Anton, Broker
Listing Agent
207-450-3230
Roz@Rozanton.com



**FOR SALE
COMMERCIAL
RETAIL**

**1306 MAIN STREET
SANFORD, ME 04073**



PROPERTY DETAILS

OWNER - COASTAL INVESTMENTS, LLC

BUILDING SIZE - 7,288 S.F.

ASSESSOR'S REFERENCE - R15/24B

BOOK/PAGE - 11678/113

ZONING - U

YEAR BUILT - 1979/2003

LISTING PRICE - \$1,180,000

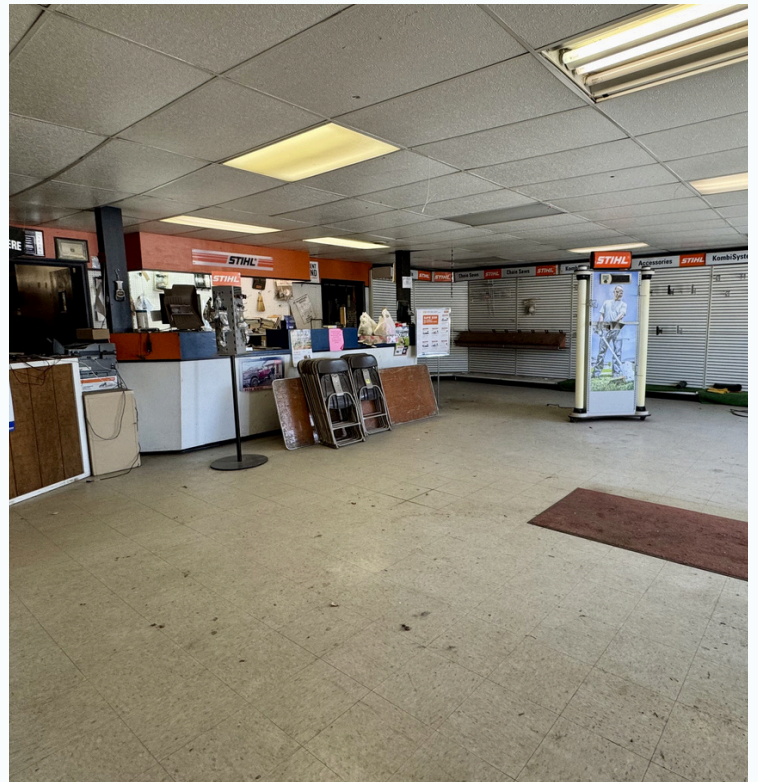


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MLS #: 1615103
 Status: Active
 Directions: GPS Friendly

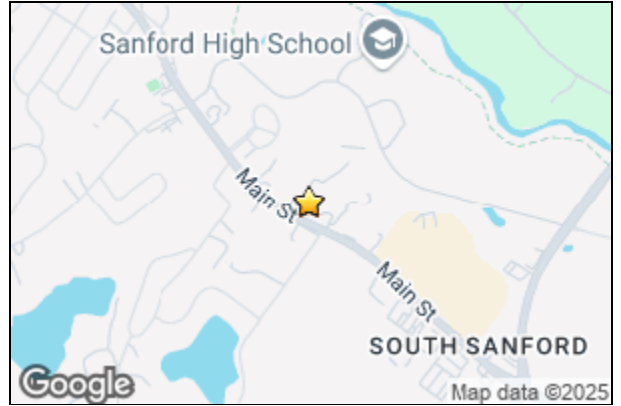
County: York
 Property Type: Commercial

List Price: \$1,180,000
 Original List Price: \$1,180,000



1306 Main Street
 Sanford, ME 04073-3635

List Price: \$1,180,000
 MLS#: 1615103



General Information

Year Built +/-: 1979 Lot Size Acres +/-: 1.98 Sqft Fin Total +/-: 7,288
 Sub-Type: Retail

Land Information

Leased Land: No Waterfront: No Zoning: U
 Surveyed: Unknown
 Lot Size Acres +/-: 1.98

Interior Information

Leases: No Total # Floors: 1 Year Built +/-: 1979
 Total SqFt: 7,288 Ceiling Height +/-: 12 Year Renovated +/-: 2003

Property Features

Utilities: Utilities On: Yes	Basement: Slab	Heat System: Forced Air
Building Features: Internet Access Available; Loading Docks 1 - 4; Overhead Doors; Security System; Storage	Construction: Wood Frame	Heat Fuel: K-1/Kerosene
Parking: 21+ Spaces; Off Street; On Site; Paved	Foundation Materials: Poured Concrete	Water: Public
Location: Business District; Near Airport; Near Shopping	Exterior: Wood Siding	Sewer: Septic Tank
Electric: Circuit Breakers	Roof: Pitched; Shingle	Accessibility Amenities: Level Entry

Tax/Deed Information

Book/Page/Deed: 11678/113/All Full Tax Amt/Yr: \$8,064/ 2024 Map/Block/Lot: R15//24b
 Deed/Conveyance Type: Quit Claim Tax ID: SANF-000024B-R000015
 Offered: w/Covenant

Remarks

Remarks: What a great opportunity to locate a business. Building offers 7288sf total with 1200sf retail space, 3200+/- sf of flexible heated space with 12' ceilings, FHA system, washing bay, and overhead doors. Then in 2004 owner added 2000sf of cold storage space w/ 1068sf mezzanine. Location has great visibility, excellent signage, paved parking for over 20+ cars, located across from the new Otto's pizza and near the new location for Chase Bank.



PROPERTY DISCLOSURE
(Non-Residential Properties)

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: 1306 Main Street, Sanford, ME 04073

SECTION I. UNDERGROUND STORAGE TANKS

To the best of Seller's knowledge (check one):

- No underground storage facility for the storage of oil or petroleum products exists on the premises.
- An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. _____. The underground facility has has not been abandoned in place.

SECTION II. HAZARDOUS MATERIALS

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

NONE

THE ONLY FUEL ON THE PROPERTY IS FOR BUILDING HEAT OR RESALE DIESEL + PROPANE THAT'S ABOVE GROUND + TO BE REMOVED PRIOR TO CLOSING.

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

SECTION III. MATERIAL DEFECTS

Material defects pertaining to the physical condition of the property:

NONE KNOWN

(attach additional sheets as necessary)

ROOF OVER RETAIL SPACE 4+/- YEARS OLD.
COLD STORAGE BUILDING BUILT 2004+/-

Page 1 of 3 Buyer Initials _____ Seller Initials ARL _____

SECTION IV. ACCESS TO THE PROPERTY

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? n/a

Road Association Name (if known): n/a

Source of information: City of Sanford

SECTION V. 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: _____

Page 2 of 3 Buyer Initials _____

Seller Initials JRL

PROPERTY LOCATED AT: 1306 Main Street, Sanford, ME 04073

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? Yes No Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section V information: SELLER + TOWN + FLOOD MAPS

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

[Signature] _____ 2/11/2025 _____
Seller Date Seller Date
Coast Investments LLC

Seller Date Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

Buyer Date Buyer Date

Buyer Date Buyer Date



R15-24A

Courtney Cleaners

Mayflower Dr
Mayflower Dr

Mayflower Dr

R15-

R15-24B

Taylor True
Value Rental

R15-24C

Main St

South Sanford

Kennebunk Savings

Burbank Ln

R15-26B

R15-116B

Main St

R15-124

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COAST INVESTMENTS LLC								Description	Code	Appraised	Assessed	4524 SANFORD, ME
50 LETELLIER LN ARUNDEL ME 04046				SUPPLEMENTAL DATA Alt Prcl ID Note 1 Note 2 Note 3 Note 4 Note 5 GIS ID 7113				COMMERC.	3220	229,400	229,400	
								COM LAND	3220	259,700	259,700	
								COMMERC.	3220	10,500	10,500	
								Total		499,600	499,600	VISION

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
COAST INVESTMENTS LLC							11678	0113	06-04-2002	Q	I	325,000	W	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DEARBORN REALTY TRUST J & S							08613	0080	01-15-1998	U	I	0	Q	2023	3220	229,400	2022	3220	229,400	2021	3220	120,400
DEARBORN REALTY LLC							08613	0078	01-15-1998	U	I	0	Q		3220	259,700		3220	259,700		3220	259,700
DEARBORN REALTY LLC							08613	0076	01-15-1998	U	I	0	Q		3220	10,500		3220	10,500		3220	10,500
S DEARBORN REALTY TRUST							08581	0286	12-23-1997	U	I	0	Q	Total		499,600	Total		499,600	Total		390,600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
Total			0.00																	

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0001											
NOTES											
Appraised Bldg. Value (Card)						223,300					
Appraised Xf (B) Value (Bldg)						6,100					
Appraised Ob (B) Value (Bldg)						10,500					
Appraised Land Value (Bldg)						259,700					
Total Appraised Parcel Value						499,600					
Valuation Method						C					
Assessed Value						499,600					
Total Exemptions Applied:						0					
Special Land Value						0					
Total Assessment with Exemptions						499,600					

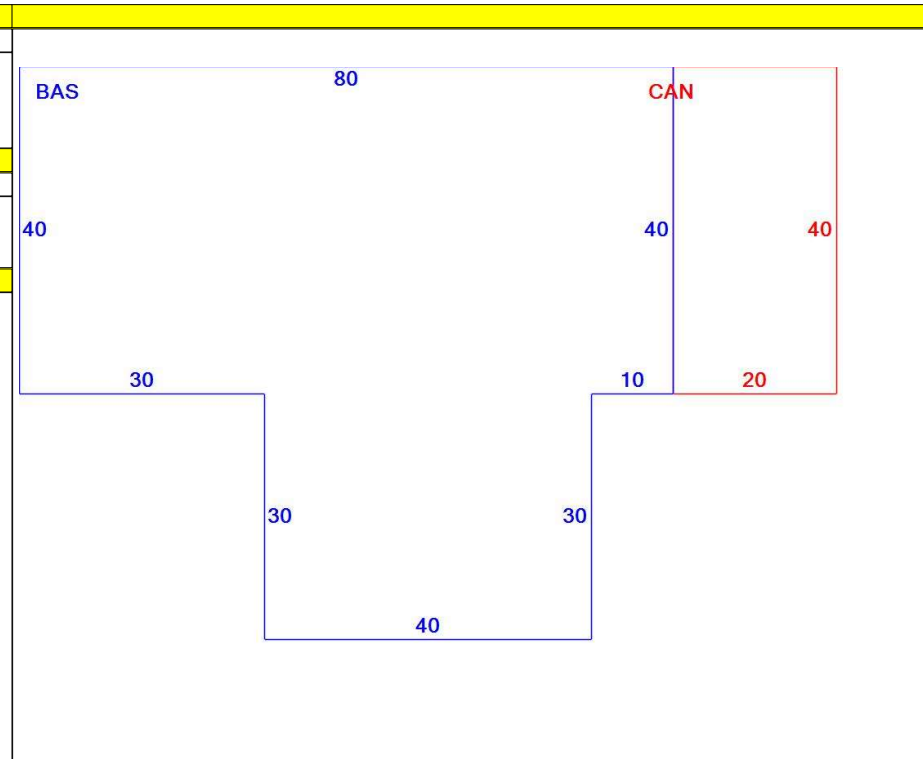
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
220760	10-18-2002	CM	Commercial	43,582	05-27-2004	100		38x48 cold storage bldg	05-27-2004	LD			00	Measur+Listed	

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value			
1	3221	STORE/SHOP	UB		43,560	SF	1.08	1.00000	5	4.50	1.000	SITE		0	4.86	211,700		
1	3221	STORE/SHOP	UB		0.280	AC	47,000.00	1.14431	5	1.00	1.000	EXCESS		0	53,782.1	15,100		
1	3221	STORE/SHOP	UB		0.700	AC	47,000.00	1.00000	5	1.00	1.000	EXCESS		0	47,000	32,900		
Total Card Land Units					1.98	AC											Total Land Value	259,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	17	Store			
Model	96	Ret/Off Condo			
Grade	E	Low Cost			
Stories:	1				
Occupancy					
Exterior Wall 1	13	Pre-Fab Wood			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	04	Plywood Panel			
Interior Wall 2	01	Minim/Masonry			
Interior Floor 1	06	Inlaid Sht Gds			
Interior Floor 2	03	Concr-Finished			
Heating Fuel	02	Oil			
Heating Type	04	Forced Air-Duc			
AC Type	01	None			
Bldg Use	3221	STORE/SHOP MDL-96			
Total Rooms					
Total Bedrms	00				
Total Baths	2				
Depreciation					
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	02	CEILING ONLY			
Rooms/Prtns	02	AVERAGE			
Wall Height	10.00				
% Comn Wall					
1st Floor Use:	3221				

MIXED USE		
Code	Description	Percentage
3221	STORE/SHOP MDL-96	100
		0
		0

COST / MARKET VALUATION	
RCN	252,752
Year Built	1979
Effective Year Built	1998
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	44
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	56
RCNLD	141,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	6,500	2.50	1987		50		0.00	8,100
FN4	FENCE-8' CHAI	L	180	27.00	1987		50		0.00	2,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,400	4,400	4,400	55.43	243,883	
CAN	Canopy	0	800	160	11.09	8,868	
Ttl Gross Liv / Lease Area		4,400	5,200	4,560		252,751	

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				4524 SANFORD, ME VISION								
COAST INVESTMENTS LLC						Description	Code	Appraised	Assessed									
50 LETELLIER LN		SUPPLEMENTAL DATA Alt Prcl ID Note 1 Note 2 Note 3 Note 4 Note 5 GIS ID 7113				COMMERC.	3220	229,400	229,400									
ARUNDEL ME 04046						COM LAND	3220	259,700	259,700									
						COMMERC.	3220	10,500	10,500									
						Total		499,600	499,600									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
COAST INVESTMENTS LLC		11678 0113	06-04-2002	Q	I	325,000	W	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
DEARBORN REALTY TRUST J & S		08613 0080	01-15-1998	U	I	0	Q	2023	3220	229,400	2022	3220	229,400	2021	3220	120,400		
DEARBORN REALTY LLC		08613 0078	01-15-1998	U	I	0	Q		3220	259,700		3220	259,700		3220	259,700		
DEARBORN REALTY LLC		08613 0076	01-15-1998	U	I	0	Q		3220	10,500		3220	10,500		3220	10,500		
S DEARBORN REALTY TRUST		08581 0286	12-23-1997	U	I	0	Q	Total		499,600	Total		499,600	Total		390,600		
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															
ASSESSING NEIGHBORHOOD																		
Nbhd	Nbhd Name	B	Tracing	Batch														
0001																		
NOTES																		
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result				
LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value			
2	3221	STORE/SHOP	UB		0 SF	1.00	1.00000	0	4.50		1.000	EXCESS	0	4.5	0			
Total Card Land Units														0.00	AC	Total Land Value		259,700

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	47	Cold Storage									
Model	96	Ret/Off Condo									
Grade	C	Average									
Stories:	2										
Occupancy						MIXED USE					
Exterior Wall 1	02	Comp./Wall Brd				Code	Description			Percentage	
Exterior Wall 2						322I	STORE/SHOP MDL-96			100	
Roof Structure	03	Gable/Hip								0	
Roof Cover	03	Asph/F GlS/Cmp								0	
Interior Wall 1	02	Wall Brd/Wood				COST / MARKET VALUATION					
Interior Wall 2						RCN		113,635			
Interior Floor 1	04	Concr Abv Grad				Year Built		2003			
Interior Floor 2						Effective Year Built		2006			
Heating Fuel	00	None				Depreciation Code		A			
Heating Type	01	None				Remodel Rating					
AC Type	01	None				Year Remodeled					
Bldg Use	322I	STORE/SHOP MDL-96				Depreciation %		28			
Total Rooms						Functional Obsol		0			
Total Bedrms	00					External Obsol		0			
Total Baths	0					Trend Factor		1			
Depreciation						Condition					
Heat/AC	00	NONE				Condition %					
Frame Type	02	WOOD FRAME				Percent Good		72			
Baths/Plumbing	00	NONE				RCNLD		81,800			
Ceiling/Wall	07	WALLS NO CEIL				Dep % Ovr		0			
Rooms/Prtns	01	LIGHT				Dep Ovr Comment					
Wall Height	18.00					Misc Imp Ovr					
% Comn Wall	0.00					Misc Imp Ovr Comment					
1st Floor Use:	322I					Cost to Cure Ovr					
						Cost to Cure Ovr Comment					
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value	
MEZ1	MEZZANINE-U	B	1,064	8.00	2002		72		0.00	6,100	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	1,824	1,824	1,824	62.30	113,635					
Ttl Gross Liv / Lease Area		1,824	1,824	1,824	113,635						

BAS

48

38

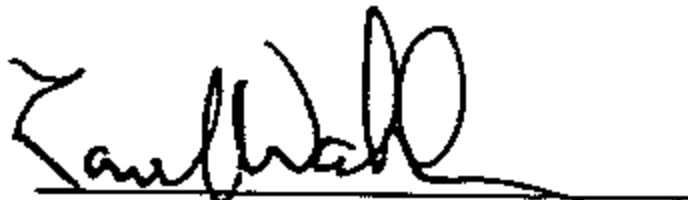
WARRANTY DEED

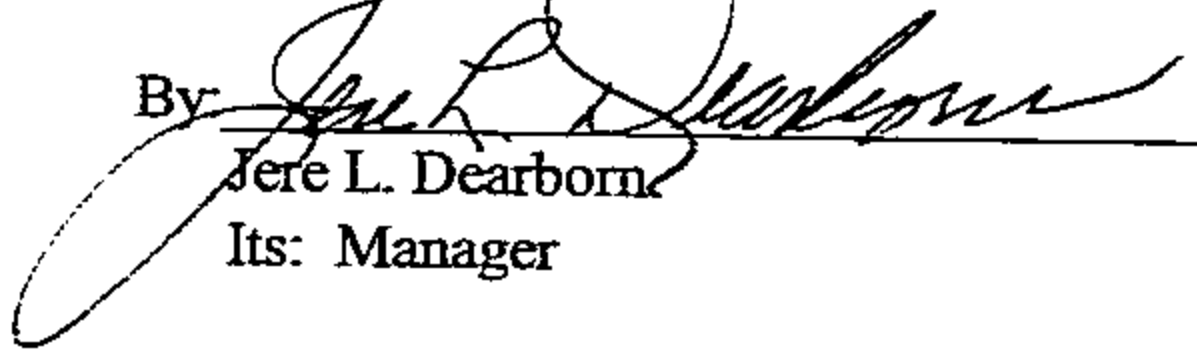
KNOW ALL PERSONS BY THESE PRESENTS, that **Dearborn Realty, LLC**, a Maine limited liability company having a place of business at 9 Buzzell Road, Biddeford, York County, Maine, FOR CONSIDERATION PAID, hereby grants to **Coast Investments, LLC**, a Maine limited liability company having a place of business at 38 Letellier Lane, Arundel, Maine 04046, with WARRANTY COVENANTS, a certain lot or parcel of land, together with any improvements thereon, located in Sanford, York County, Maine; being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

IN WITNESS WHEREOF, **Dearborn Realty, LLC** has caused this instrument to be executed by Jere L. Dearborn, its Manager, thereunto duly authorized as of this 31st day of May, 2002.

MAINE R.E. TRANSFER TAX PAID

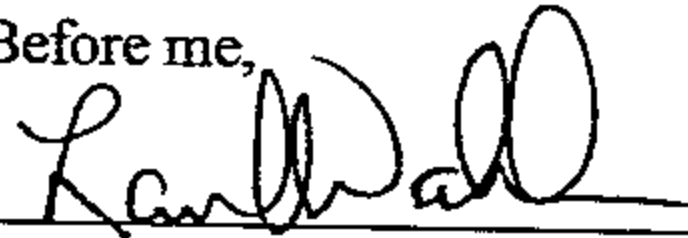

WITNESS

Dearborn Realty, LLC
By: 
Jere L. Dearborn
Its: Manager

STATE OF MAINE
York County, ss.

May 31, 2002

Personally appeared the above-named Jere L. Dearborn, Manager of Dearborn Realty, LLC, and acknowledged execution of the foregoing instrument to be his free act and deed in said capacity duly authorized on behalf of said limited liability company.

Before me,

Attorney at Law/Notary Public
LAWRENCE WALDEN

Coast Investments, LLC

Exhibit A

A certain lot or parcel of land situated in the Town of Sanford, County of York and State of Maine on the Northeasterly side of Highway Route 109, so-called, shown as 1.96 Acres on a certain map or plan entitled "Plan Showing Proposed Conveyance by Barry C. Weyland, Trustee, located in Sanford, Maine, dated November 1978, and surveyed by Thomas W. Bullard, Registered Land Surveyor, scale: 1" = 50', which map or plan is recorded in the York County Registry of Deeds:

BEGINNING at a concrete monument set in the apparent Northeasterly sideline of said Highway Route 109, which concrete monument is Fifty (50) feet more or less Southeasterly from the Southwesterly corner of land now or formerly of Joseph Sullivan and Robert Waterman, the same being Romac Orchards so-called, thence running North 49° 24' 11" East by remaining land of the said Sheldon W. Weyland, Sr. Trust a distance of Three Hundred Seventy-five (375) feet more or less to another concrete monument set in the ground near the remains of a stone wall; thence turning and running South 44° 9' 54" East by still remaining land of the Sheldon W. Weyland Sr. Trust a distance of Two Hundred Twenty-five (225) feet more or less to a third concrete monument set in the ground; thence turning and running South 48° 38' 13" West by still remaining land of the said Sheldon W. Weyland Sr. Trust a distance of Three Hundred Seventy-five (375) feet more or less to a concrete monument set in said apparent Northeasterly sideline of said Highway Route 109; thence turning and running North 44° 5' 49" West along the remains of a stone wall and said apparent Northeasterly sideline of said Highway Route 109 a distance of Two Hundred Thirty (230) feet more or less to the first mentioned concrete monument and the point of beginning, containing 1.96 acres more or less.

Being a portion of parcel four (4) described in Warranty Deed from Sheldon W. Weyland, Sr. to Barry C. Weyland, Trustee, dated May 13, 1977 and recorded in York County Registry in Book 2210 at Page 44.

Together with the Grantor's interest in and to any of the land, if any, lying between the actual Northeasterly sideline of said Highway Route 109 and the last described boundary line of land of the within premises.

Excepting from the within described premises the right to create, establish, dedicate, maintain and use as and for a private or public roadway the area of land designated and shown on said map or plan within an arc having a length of Thirty-two and Sixty-four (32.64) hundredths feet, a radius of Twenty (20) feet and an area of Ninety-eight and Eighty-four (98.84) hundredths square feet, as reserved in the deed from Barry C. Weyland, Trustee of the Sheldon W. Weyland, Sr., Trust to Sally S. Dearborn dated December 7, 1978 and recorded in Book 2453, Page 160, York County Registry of Deeds.

Title reference is made to the following deeds recorded in the York County Registry of Deeds:

1. James D. Dearborn to Dearborn Realty, LLC dated January 15, 1998 and recorded in Book 8613, Page 76;

2. Susan J. Gajewski to Dearborn Realty, LLC dated January 15, 1998 and recorded in Book 8613, Page 78;

3. Sally S. Dearborn and Jere L. Dearborn, Trustees of the S. Dearborn Realty Trust to Dearborn Realty, LLC dated January 15, 1998 and recorded in Book 8613, Page 80; and

4. Jere L. Dearborn and Sally S. Dearborn, Trustees of the J. Dearborn Realty Trust to Dearborn Realty, LLC dated October 13, 1998 and recorded in Book 9116, Page 99.

RECEIVED YORK S.S.

2002 JUN -4 AM 10: 24

ATTEST: *Lewis M. Morse*

REGISTER OF DEEDS

BERGEN & PARKINSON
Attorneys at Law
62 Portland Road
Kennebunk, Maine 04043

31292



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.