

CWA & Lake St.

Real Estate

Property Information Package

207-794-2460

cwa@cwalakestreet.com
<http://www.cwalakestreet.com>

NOTICE TO POTENTIAL BUYERS AND BROKERS

This information contained in this property information package is subject to errors, omissions, prior sales, changes or withdrawals without notice.

If you intend to use this information in conjunction with an offer to purchase, it is your responsibility to check with the listing agent to insure that you have the most up-to-date and accurate information available. Thank you.



Dept. of Professional & Financial Regulation
Office of Licensing & Registration
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 interests 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 for 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 price 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 07/06

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maineprofessionalreg.org. Inactive licensees may not practice real estate brokerage.

CWA & Lake St.

REAL ESTATE

5 Lake St. • P.O. Box 66 • Lincoln, ME 04457 • (207) 794-2460 • 1-800-675-2460 • www.cwalakestreet.com

Location: River Road, Lincoln

Water Body: N/A

Subdivision: N/A

Property Owner: Stanley Bros. LLC

Price: \$95,000

Original Price:

Listing Agent: Edmund "Tate" Aylward

Lot Size: 4+/- Acres

Access: Public

Flood Plain: Unknown**

Financing Avail.: Owner financing to qualified buyer

Tax Map: 129

Lot: 19

Deed Book: 12905

Road Frontage: 693'+/-

Tree Growth: N/A

Improvements: Cleared, some paved area, public sewer and water

Water Frontage: N/A

Soil Test: No*

Taxes: \$152.40 ('22)***

Page: 321

Water: N/A

Septic: N/A

Electric: Available at the road

Additional Information:

*There has never been a soil test completed for subsurface waste disposal but a previous owner did conduct a hydrogeologic assessment to determine suitability for an underground oil storage facility (i.e. gas station).

**There may be some flood plain along the back of the lot. A FEMA firmette is in the file.

***The tax amount does not include any exemptions.

There is some stream frontage along the back of the property.

Directions to Property:

From the lights at the south end of Main St., turn right onto W. Broadway (a/k/a Rte. 2 & 6) & go 1.4 miles to the traffic light at the intersection with River Rd. on your right. Turn right onto River Rd., this lot is a few hundred feet on the left immediately after "Carl's Auto Parts".

Remarks: This large commercial lot has long road frontage and many potential applications. Place your business closer to the incoming traffic from the interstate than your competition on this property. Thinking about a gas station? The hydrogeologic assessment is already completed on this property to save you time and money.



Sold Date:

Sold Price:

DOM:

Sold Terms/Conc.:

Selling Agency:

Subject to errors, omissions, prior sales, changes or withdrawal without notice.

PROPERTY LOCATED AT: 40 River Rd, Lincoln, ME 04457

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? N/A

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): N/A Size of tank(s): N/A

Location: N/A

What materials are, or were, stored in the tank(s): N/A

Have you experienced any problems such as leakage: Yes No Unknown

Comments: None

Source of information: Owners

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: None

Source of information: Owners

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

Buyer Initials _____

Page 1 of 3

Seller Initials DS _____

PROPERTY LOCATED AT: **40 River Rd, Lincoln, ME 04457**

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: N/A

Source of information: **Owners and deed.**

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

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... Yes No Unknown

If Yes, explain: N/A

Source of information: **Municipal Records**

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

If Yes, explain: N/A

Source of information: **Deed**

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: N/A

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: **Owners, Municipal records, and observation.**

Additional Information: **A previous owner conducted a hydrogeologic assessment to determine suitability for an underground oil storage facility (i.e. gas station).**

Buyer Initials _____

Seller Initials  _____

PROPERTY LOCATED AT: **40 River Rd, Lincoln, ME 04457**

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.

DocuSigned by:
Stephen D. Stanley
SELLER _____ DATE _____ SELLER _____ DATE _____
Stanley Bros. LLC.

SELLER _____ DATE _____ SELLER _____ DATE _____

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 _____

