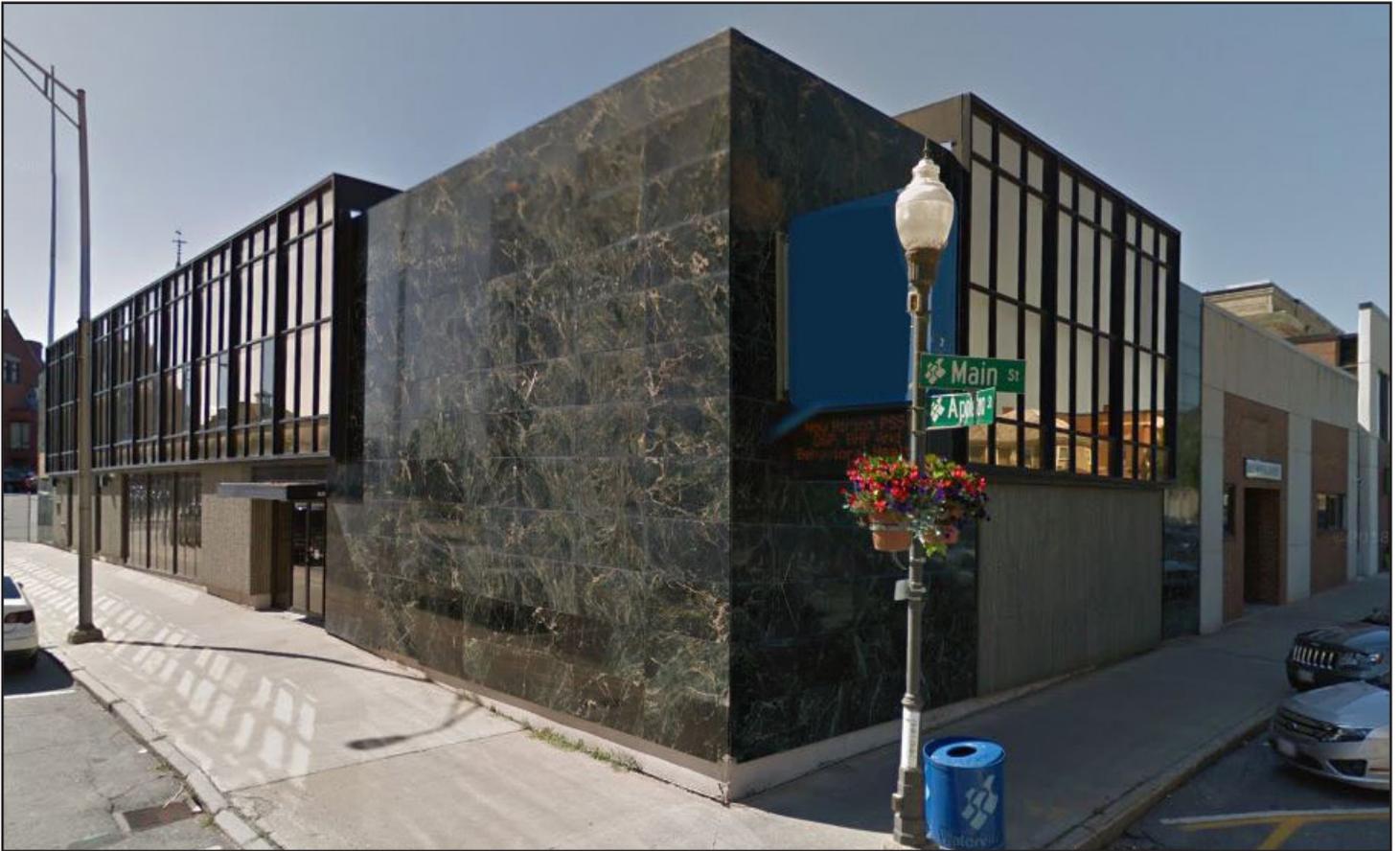


# 180 MAIN STREET - WATERVILLE

## DOWNTOWN DEMPSEY CENTER BUILDING FOR SALE



**PROPERTY TYPE:** PROFESSIONAL OFFICE

PRIME DOWNTOWN LOCATION

**BUILDING SIZE:** 24,009+/- SF

EXCELLENT REDEVELOPMENT OPPORTUNITY

**ACREAGE:** 1+/- ACRE

JOIN THE VIBRANT WATERVILLE COMMUNITY

**ZONING:** CA - COMMERCIAL A

PRIVATE PARKING LOT & ON-STREET PARKING

**TRAFFIC COUNT:** 7,360 AADT15

**SALE PRICE: \$2,395,000**



For more information contact:

KIRK BUTTERFIELD or MELANIE CRANE

T: 207-879-9800

F: 207-879-9801

[kbutterfield@kw.com](mailto:kbutterfield@kw.com)

[melanie.mauro@kw.com](mailto:melanie.mauro@kw.com)





# 180 MAIN ST - WATERVILLE PROPERTY INFORMATION

<b>OWNER</b>	Androscoggin Home Health Services, Inc.
<b>PROPERTY TYPE</b>	Office
<b>BEST OR CURRENT USE</b>	Professional office building
<b>ZONING</b>	CA - Commercial-A
<b>TRAFFIC COUNT</b>	7,360 AADT15
<b>YEAR BUILT</b>	1950
<b>YEAR RENOVATED</b>	2004
<b>ACREAGE</b>	1+/- acre
<b>BUILDING SIZE</b>	24,009+/- SF
<b>PARKING</b>	26 in private lot plus public on-street parking
<b>TAXES/YEAR</b>	\$14,502 (2021-22)
<b>BOOK/PAGE</b>	14342/152
<b>MAP/BLOCK/LOT</b>	48/319
<b>ROAD FRONTAGE</b>	364+/- Ft
<b>UTILITIES: ELECTRIC</b>	Circuit Breakers
<b>GAS</b>	No Gas
<b>SEWER</b>	Public
<b>WATER</b>	Public
<b>HEAT SYSTEM</b>	Baseboard/Heat Pump
<b>FUEL</b>	Electric; Oil
<b>COOLING</b>	Heat Pump

## OVERVIEW

The Dempsey Center is a large office building situated in the heart of downtown Waterville with private parking lot and easy access to the Maine Turnpike. Within walking distance to many local restaurants, unique shops, the Riverwalk, and other amenities, this property is an excellent redevelopment opportunity within the vibrant and revitalized Waterville community. The building could be occupied by one business or fit up for multiple tenants.

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## ABOUT WATERVILLE

Located on the banks of the Kennebec River, the City of Waterville is home to a mix of shops and restaurants, as well as two colleges- Thomas College and Colby College. A Main Street Maine community, Waterville takes great pride in its downtown, which is home to seven structures listed on the National Register of Historic Places and many one-of-a-kind shops and eateries.

Waterville is easily accessed with two exits off Interstate 95 and by Route 201, which touts a national historic byway and is part of the Kennebec-Chaudiere Heritage Corridor.

Visitors will enjoy numerous arts and cul-tural amenities, including the magnificent Waterville Opera House, Colby College Museum of Art, Redington Museum, Railroad Square Cinema, and Common Street Arts. Waterville hosts a year-round calendar of outstanding events, such as the Maine International Film Festival, Atlantic Music Festival, Taste of Waterville, Maine Craft Weekend, Harvest Fest, and the Parade of Lights and Kringleville to celebrate the holiday season, along with the Winter Carnival and many family-friendly recreational events at the four-season Quarry Road Recreation Area.

Shoppers will find a wide array of both small businesses and retail stores featuring clothing and shoes, home décor and furnishings, jewelry, Maine-made products, art, toys and books, gift items, groceries and natural foods, and much more. Waterville's dining options are equally diverse, offering authen-tic Lebanese and Mexican cuisines, Italian entrees and pastries, Asian specialties, eclectic American fare, delicious pub food with specialty Maine brews, barbeque, and fresh seafood, as well as a variety of great breakfast choices.

Outdoor enthusiasts will delight in the City's numerous parks and recreational facility offerings in addition to miles of hiking trails, including the 10 km (6 miles) of trails found at the Quarry Road Recreation Area. This area is an ideal spot for Nordic (cross country) skiing, snowshoeing, biking, walking and running, and paddling. Their state-of-the-art snowmaking system ensures an early start to the ski season and reliable snow conditions all winter. Downtown Waterville also features clearly marked walking trails and a self-guided historic walking tour. The Kennebec River and Messalonskee Stream are great spots for fish-ing and boating opportunities with several boat landings for easy access.

## ECONOMIC & COMMUNITY DEVELOPMENT

The City of Waterville recognizes economic growth as a critical factor in the continued health of the community. The City currently has on staff a City Planner, a Code Enforcement Officer and a City Engineer available to assist in this regard.

All requests relating to economic development activities are forwarded to the Central Maine Growth Council. This agency serves as the "clearing house" for all major economic development opportunities in Waterville and in the greater Waterville area.

Information from: <http://www.centralmaine.org/communities/waterville/> and <http://www.waterville-me.gov/econdev/>

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## MAIN STREET BUILD GRANT

On December 6, 2018, Waterville received a \$7.4-million BUILD award from the United States Department of Transportation to support improvements for roadways, sidewalks, intersections, and public green spaces in downtown Waterville.

### ***What is a BUILD Grant?***

According to transportation.gov, the Better Utilizing Investments to Leverage Development (BUILD) grant program supports select, exceptional projects that make important improvements to our nation's transportation infrastructure.

It is a highly competitive program, with only 91 projects (of 851 proposals) receiving funding this year. With this award, Waterville is the first municipal recipient of a BUILD grant in Maine history.

### ***Why did Waterville apply for this grant?***

In partnership with downtown businesses, community groups and Colby College, the City conducted a six-month long planning process in 2015 to identify short- and long-term investments that, both independently and in conjunction, would improve downtown Waterville and make it a more vibrant and thriving commercial and cultural destination.

This process led to the City's adoption of a Downtown Revitalization Strategy in the spring of 2016 and initiated significant downtown investments, including the purchase and redevelopment of more than 20 properties in the downtown area; new storefronts, shops, and restaurants; the completion of the Riverwalk at Head of Falls to spur additional investment; the restoration of important and historic buildings; and the completion of the largest new construction project (Alfond Commons) in downtown Waterville since urban renewal.

The Downtown Revitalization Strategy highlighted the importance of traffic, pedestrian and other streetscape improvements to support the growth and development of downtown Waterville and to make it a safer and more attractive Main Street for pedestrians. As a result, the the City Council voted in September 2017 to pursue outside funding for such downtown improvements.

With cooperation from Colby and the Maine Department of Transportation (MDOT), the City applied for BUILD grant application in August 2018 to follow through on this commitment.

The City's grant application enjoyed strong support from U.S. Sen. Senator Collins, U.S. Sen Angus King, U.S. Rep. Chellie Pingree, U.S. Rep. Bruce Poliquin, the Central Maine Growth Council, the Mid-Maine Chamber of Commerce, Colby College, and many local business owners and civic leaders in Waterville.

### ***What will the BUILD grant do?***

The BUILD grant is the backbone to a \$9.2 million investment into downtown Waterville. The grant will support this effort by converting Main Street and Front Street to two-way traffic, which will direct traffic into downtown to spur more economic activity, increase property values, and improve flow for commuting traffic.

At the same time, the project also includes several improvements to make downtown Waterville a safer and more attractive pedestrian environment. These improvements include:

- Improved downtown intersections and gateways, including making the Spring Street intersection safer for pedestrians;
- Rebuilt downtown sidewalks,
- Reimagined downtown streetscapes (e.g., benches, plantings),
- Improvements to Castonguay Square

### **What is the total project cost?**

Total project cost is \$9.2 million with approximately \$7.2 million for traffic improvements, \$1 million for Castonguay Square, and \$1 million for streetscape improvements. All the funding is federal, via the Maine Department of Transportation, or private contributions from organizations as shown below.

<b>Funding Source</b>	<b>Amount</b>	<b>Expenditure</b>	<b>Amount</b>
BUILD Grant	\$7,371,200	Traffic Improvements	\$7,241,000
MDOT	\$200,000	Castonguay Square	\$1,000,000
Colby College	\$1,000,000	Streetscape Enhancements	\$973,000
Waterville Creates*	\$20,000	<b>Total:</b>	<b>\$9,214,000</b>
National Endowment for the Arts*	\$75,000		
Future Fundraising**	\$547,800		
<b>Total:</b>	<b>\$9,214,000</b>		

\*These funds are committed for the Castonguay Square community design meetings, which are currently underway.

\*\*Like how the City successfully led fundraising for the Riverwalk, Colby has committed to lead fundraising from foundations, citizens and businesses for this project.

### **What is the timeline?**

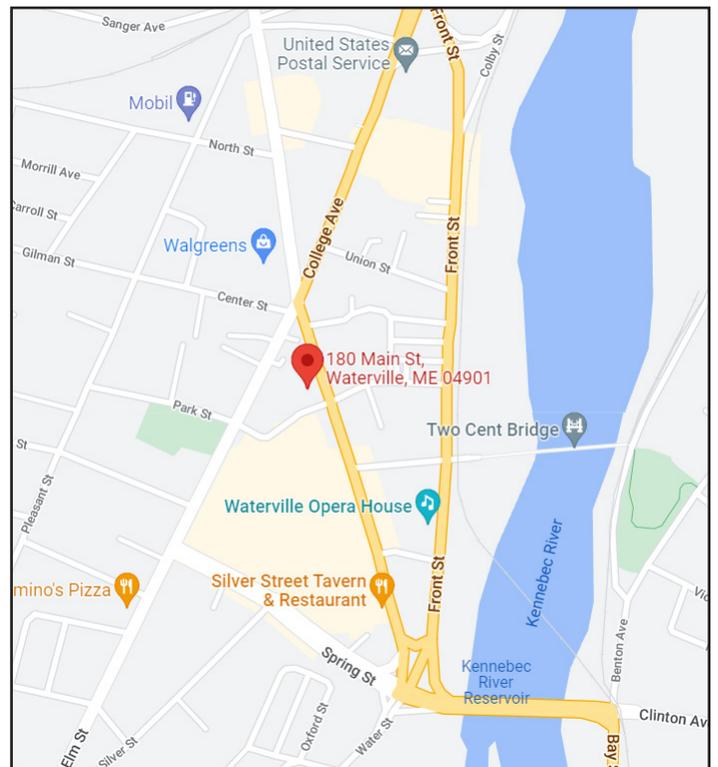
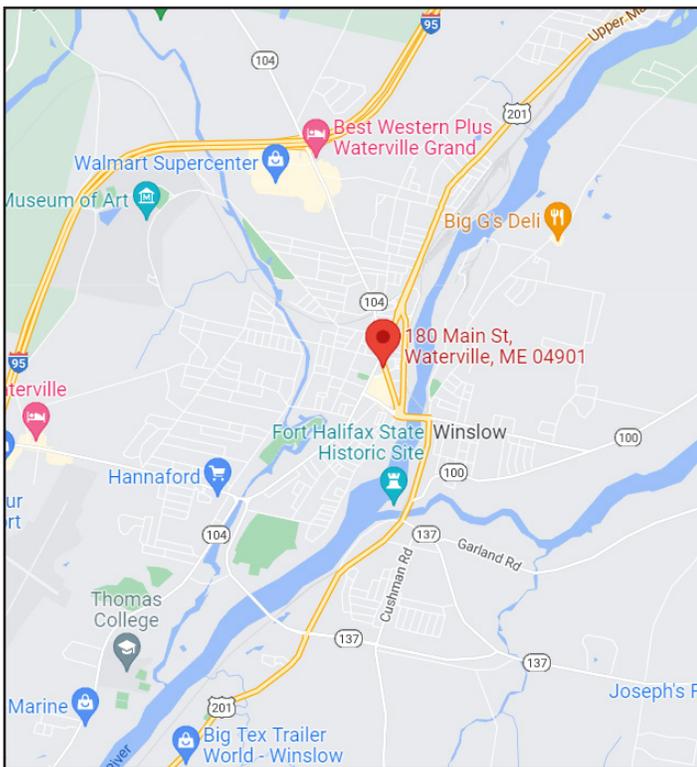
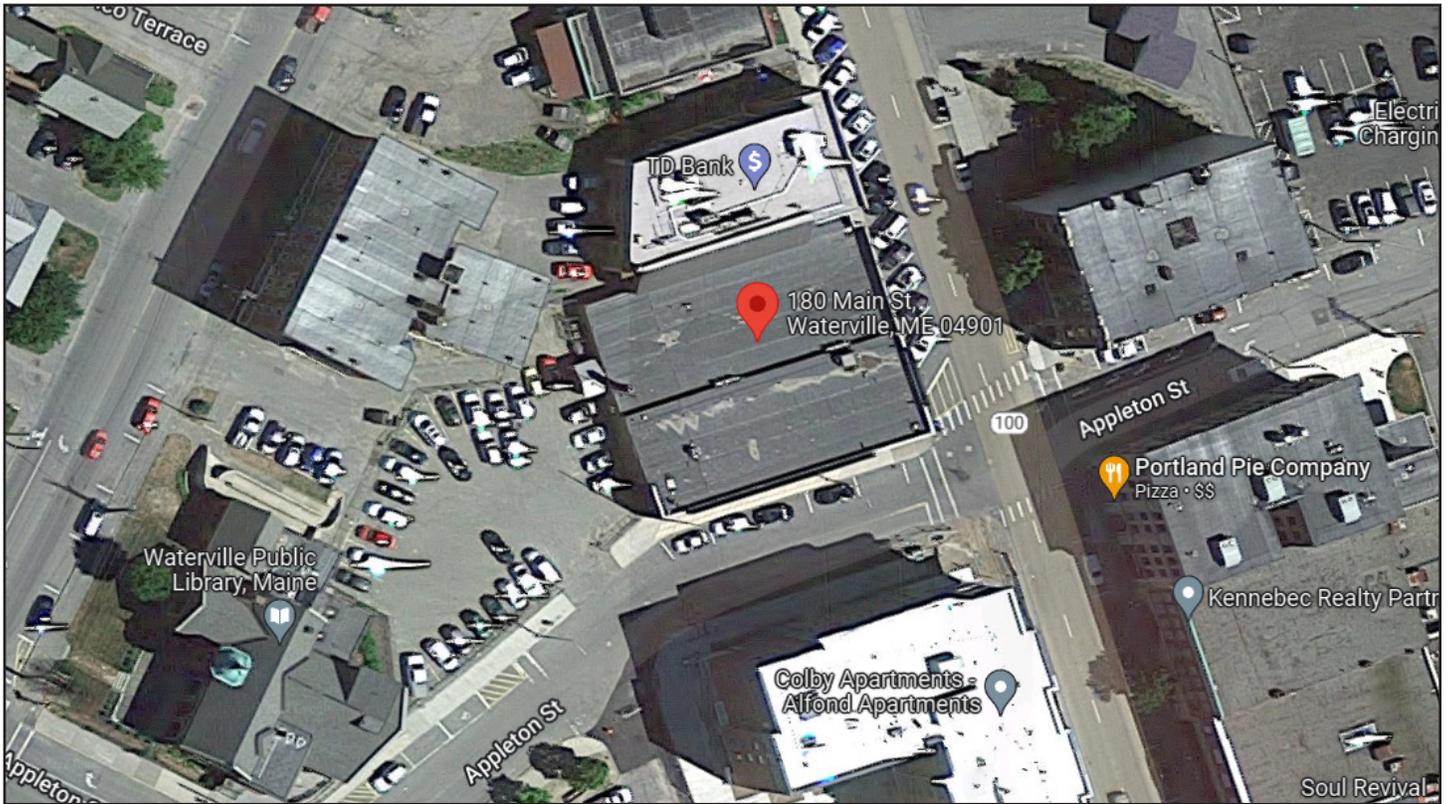
The Waterville City Council will vote to accept the grant funds in January and February. Once approved, the City will formally initiate the project with the U.S. Department of Transportation.

Engineering and design, led by MDOT in partnership with the City and Colby, is underway. The grant requires that project funds must be committed by September 30, 2020, so it is likely that construction won't begin until late 2020 or early 2021. Once a tentative schedule is set it will be shared with the public.

A critical factor in the schedule is the need to allow various utilities (e.g., water, sewer, etc.) the opportunity to make improvements under Main Street prior to completion of the road work.

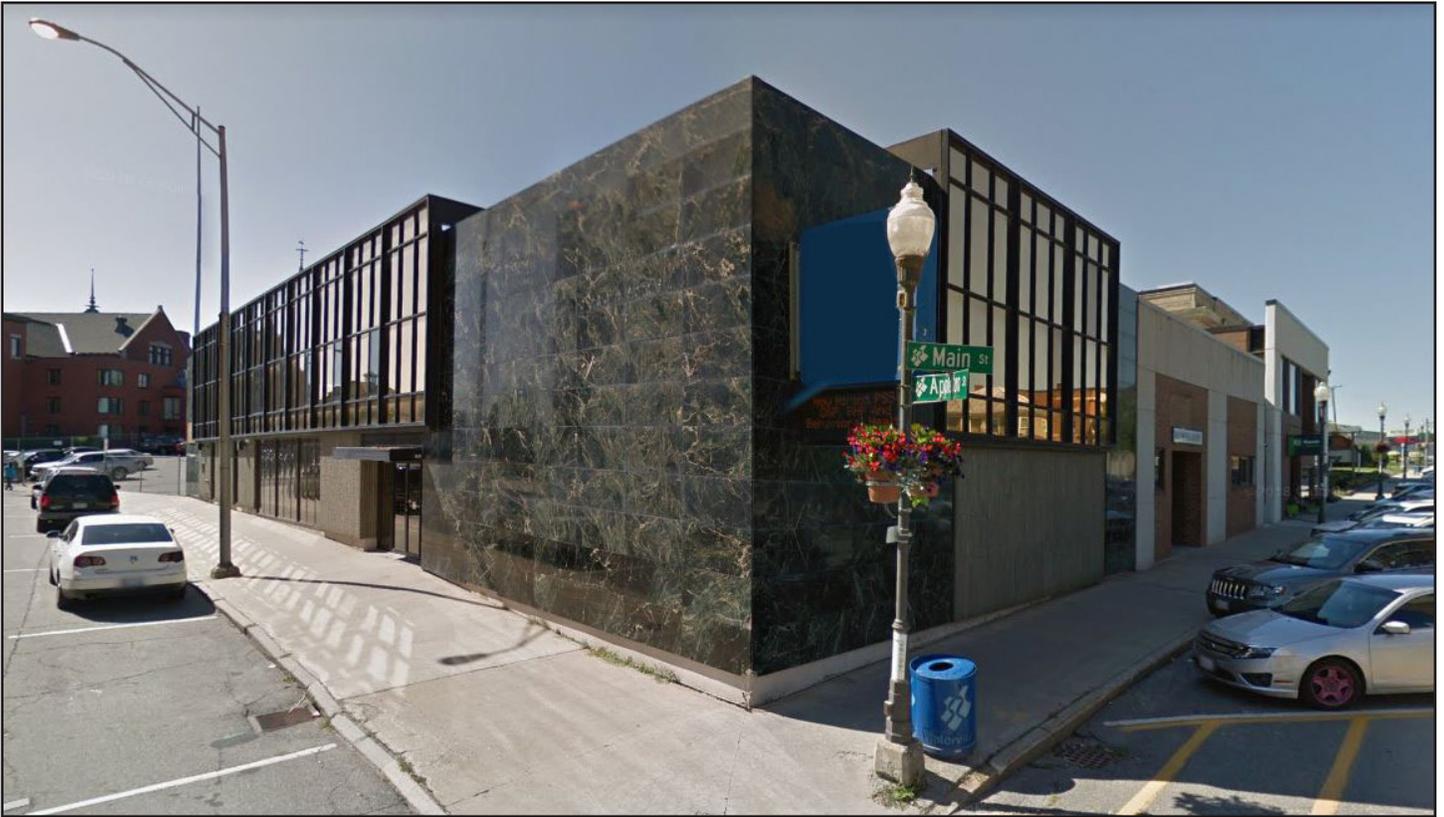
While grant funds must be spent by 2025, the City is hopeful that this project will be completed well before then.

Information from: <http://www.waterville-me.gov/economic-community-development/main-street-build-grant/>



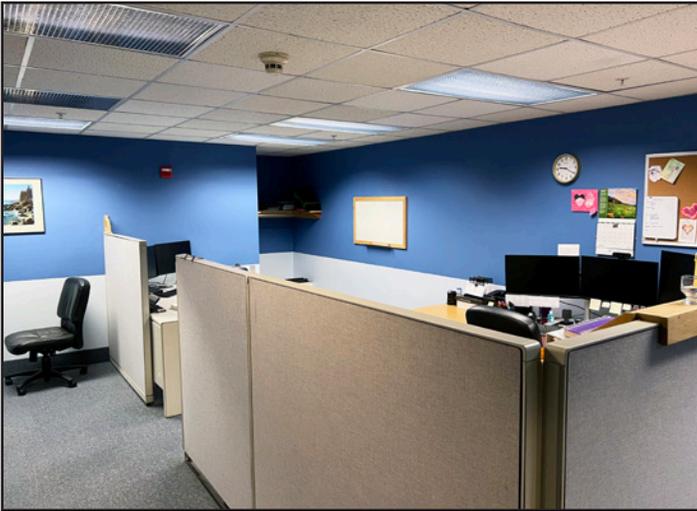
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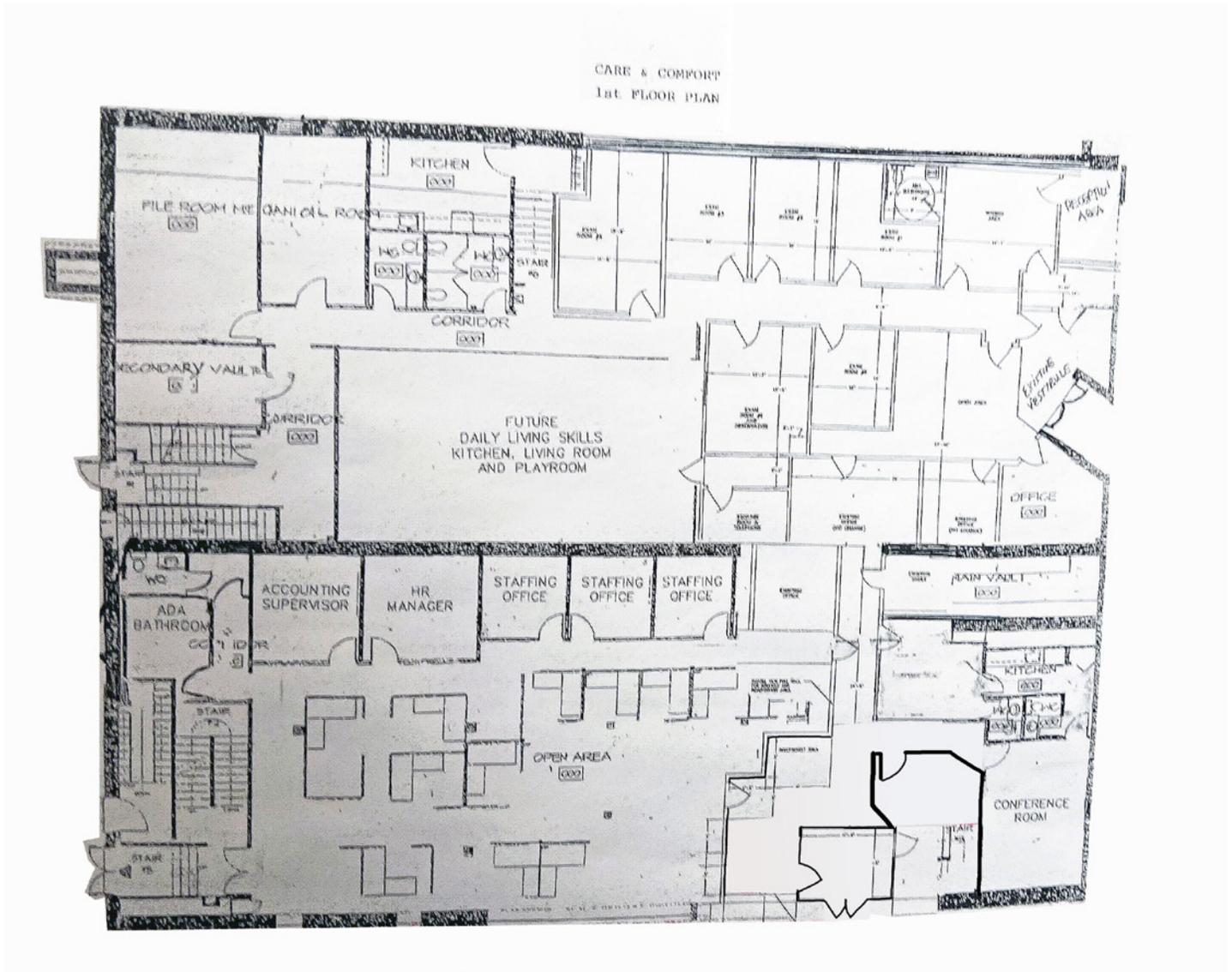
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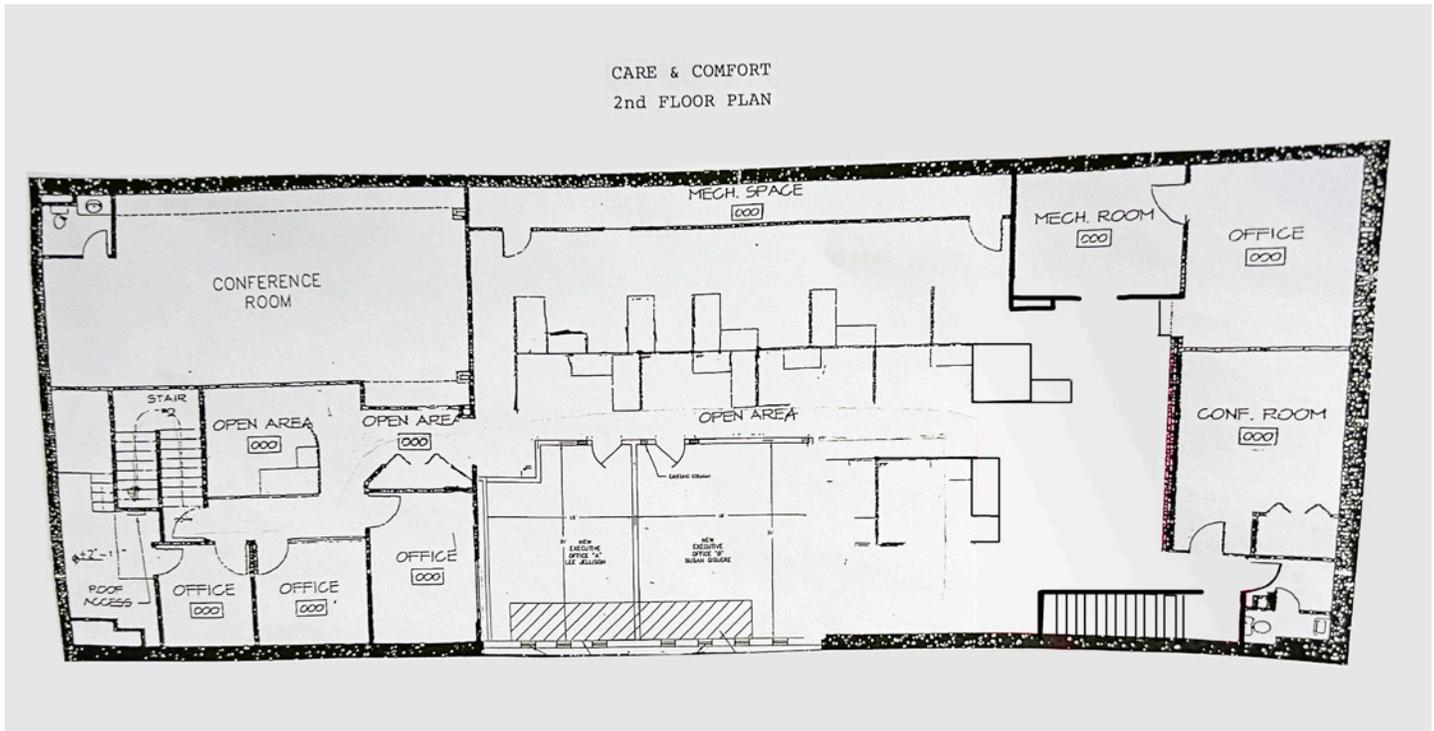
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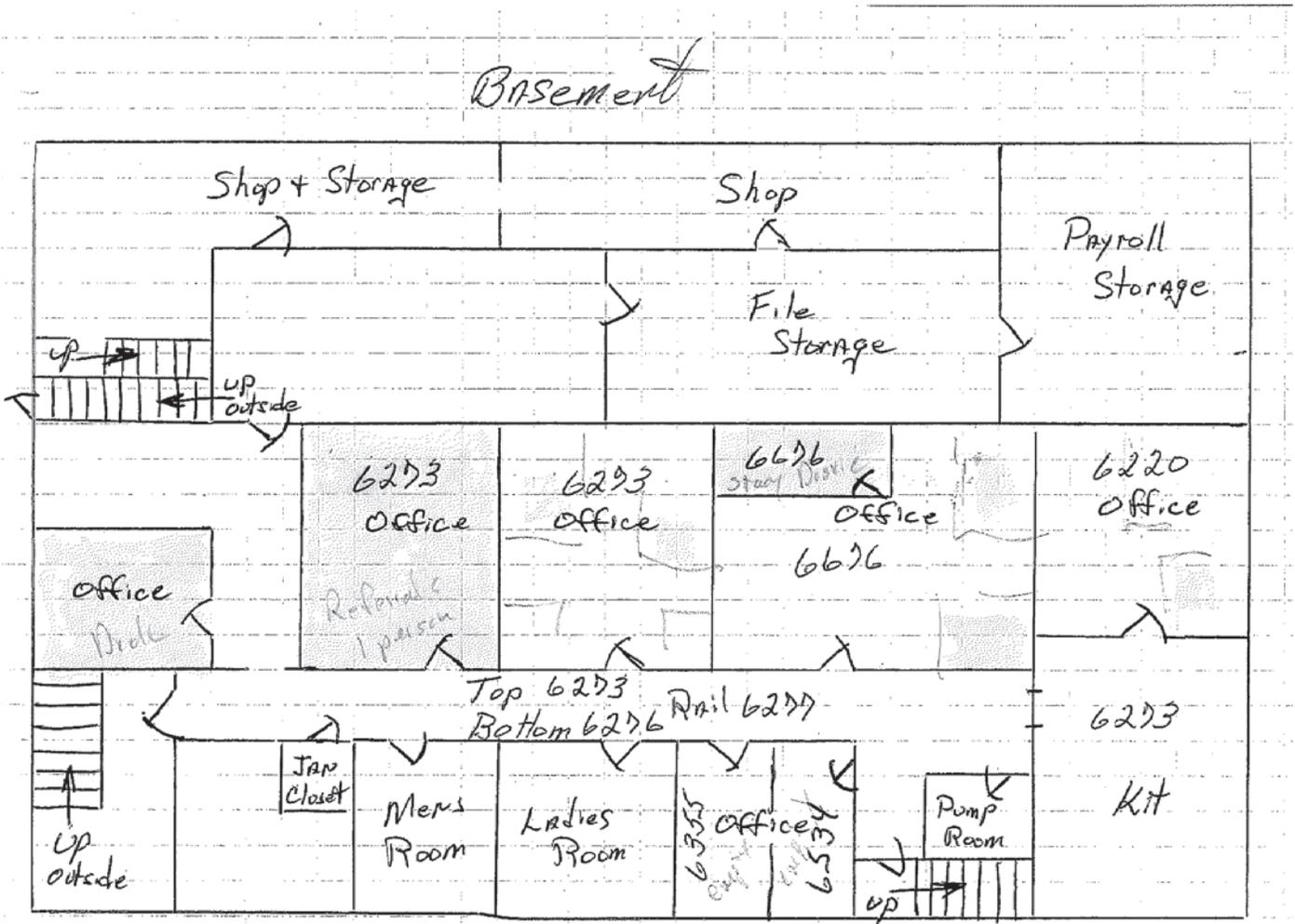
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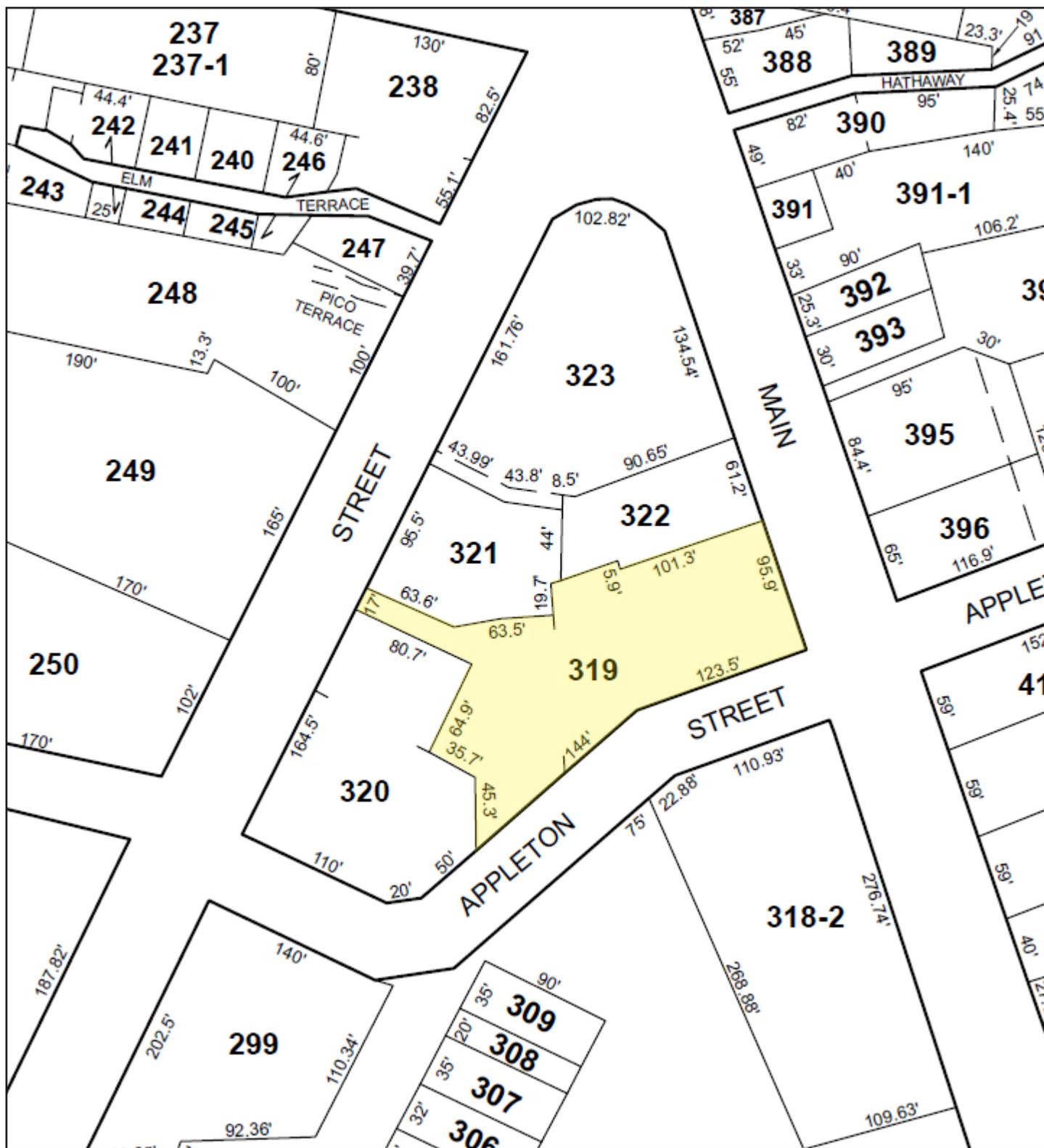


## SECOND FLOOR



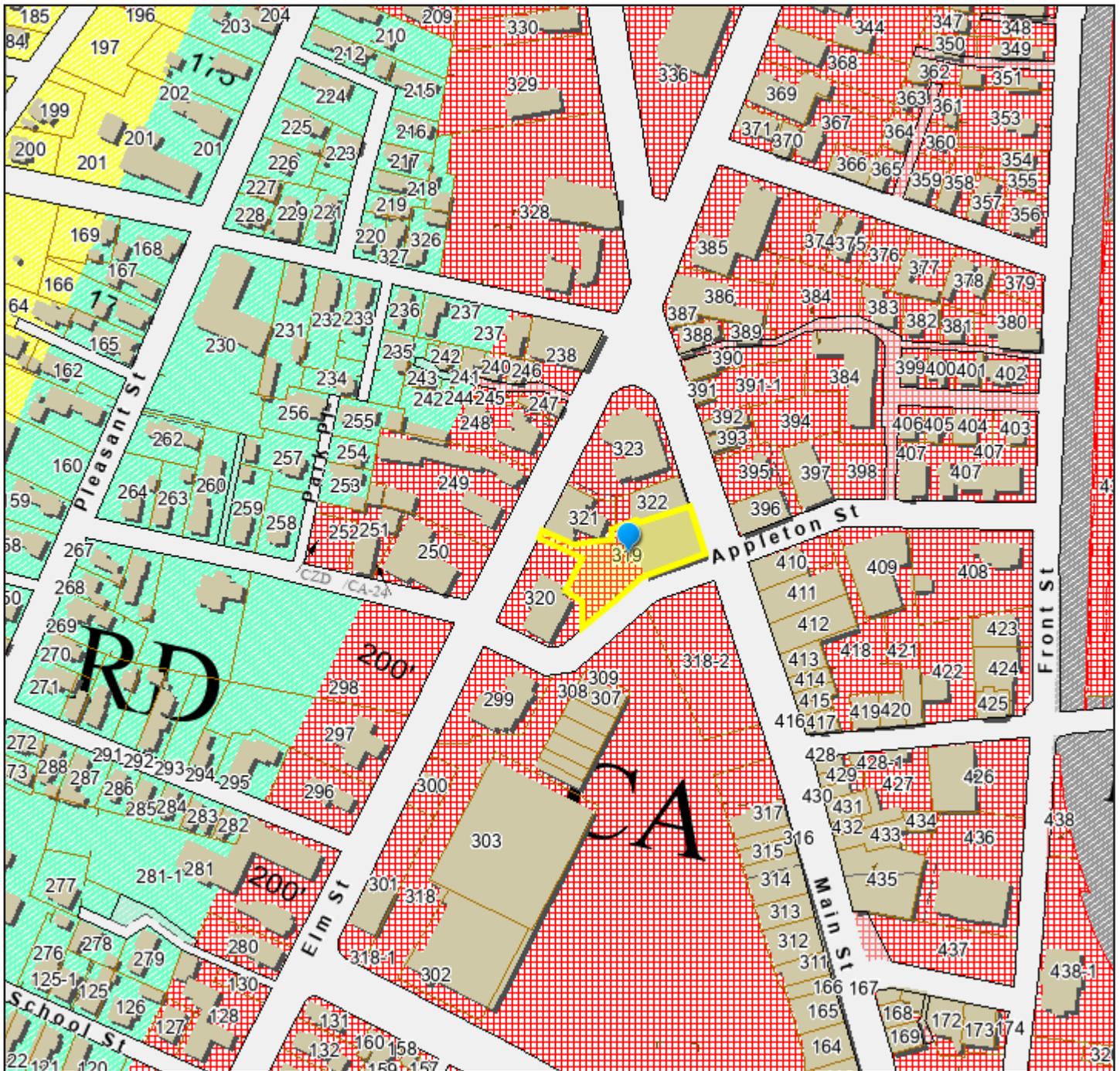
BASEMENT





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OPR BK 14342 Page 152 INSTR#: 2022002720



OPR BK 14342 PGS 152 - 155 02/02/2022 12:51:52 PM  
INSTR # 2022002720 # OF PAGES 4  
ATTEST: DIANE WILSON  
ACTING REGISTER OF DEEDS KENNEBEC COUNTY, ME

TRANSFER TAX PAID

**QUITCLAIM DEED WITH COVENANT**

KNOW ALL BY THESE PRESENTS, that **Care & Comfort**, a Maine corporation, having a mailing address of 180 Main St # 1, Waterville, ME 04901 (the "Grantor"), for consideration paid, grants to **Androscoggin Home Health Services, Inc.**, a Maine non-profit corporation, having a mailing address of 15 Strawberry Ave, Lewiston, ME 04240 (the "Grantee"), its successors and assigns forever, with QUITCLAIM COVENANT, the land, together with the improvements thereon, located in the City of Waterville, County of Kennebec, and State of Maine, being more particularly described on Exhibit A attached hereto and made a part hereof (the "Premises").

Reference is made to that certain deed to Grantor from East Coast Enterprises, LLC dated February 1, 2005 and recorded in the Kennebec County Registry of Deeds at Book 8292, Page 274.

*[Signature page follows]*

④ Norman Hanson

14362034.3.7  
ACTIVE/113153094.7

OPR BK 14342 Page 153 INSTR#: 2022002720

IN WITNESS WHEREOF, the said Care & Comfort has caused this instrument to be executed in its company name by MICHAEL G. STAIRS PRESIDENT & CEO, to be effective as of the 1<sup>st</sup> day of February, 2022.

WITNESS:

Care & Comfort

  
\_\_\_\_\_

By:   
\_\_\_\_\_

Print Name: MICHAEL G. STAIRS  
Its: PRESIDENT & CEO

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss

On February 1, 2022, then personally appeared before me the above-named Michael G. Stairs as President & CEO of Care & Comfort and acknowledged the foregoing instrument to be ~~her~~/his free act and deed in ~~her~~/his said capacity, and the free act and deed of Care & Comfort.

  
\_\_\_\_\_  
Notary Public/ME Attorney

Print Name: HEATHER JAYNE STEVENS  
Notary Public - State of Maine  
My Commission Expires: My Commission Expires  
October 25, 2023



**EXHIBIT A**

**To**

**Quitclaim Deed with Covenant**

A certain lot or parcel of land located on the Westerly side of Main Street in Waterville, Kennebec County, State of Maine, and further bounded and described as follows, to wit:

Beginning at a brass plug in a stone monument on the Westerly side of Main Street, said monument marking a Northeasterly corner of the herein described parcel of land and being on the Southerly line of land now or formerly owned by Waterville Savings Bank as recorded in the Kennebec County Registry of Deeds in Book 745, Page 239 and in Book 2078, Page 4. Thence South four degrees five minutes East (S 04° 05' E) along the Westerly line of Main Street for one hundred one and eight-tenths feet (101.8'), more or less, to a drill hole in the concrete sidewalk marking the intersection of the Westerly line of Main Street with the Northerly line of Appleton Street, also known as Thayer Court. Thence South eighty-six degrees thirty-nine minutes West (S 86° 39' W) along the Northerly line of Appleton Street for one hundred twenty-three and five-tenths feet (123.5'), more or less, to an iron pin. Thence South sixty-four degrees twenty-six minutes West (S 64° 26' W) along the Northerly line of Appleton Street for one hundred thirty-six and eight-tenths feet (136.8'), more or less, to a drill hole in a concrete retaining wall marking a Southeasterly corner of land of the City of Waterville, currently used as a public library, as recorded in said Registry of Deeds in Book 453, Page 233 and in Book 463, Page 545. Thence North nine degrees thirty minutes East (N 09° 30' E) along the land of the City of Waterville for forty-five and three-tenths feet (45.3'), more or less, to a steel pin. Thence North forty-eight degrees three minutes West (N 48° 03' W) along the land of the City of Waterville for thirty-five and seven-tenths feet (35.7'), more or less, to an iron pin marking a Southeasterly corner of land now or formerly owned by the City of Waterville as recorded in said Registry of Deeds in Book 1517, Page 853. Thence North forty degrees twenty-nine minutes East (N 40° 29' E) along the land of the City of Waterville for sixty-four and nine-tenths feet (64.9'), more or less, to a 3/4" steel pin. Thence North forty-nine degrees seven minutes West (N 49° 07' W) along the land of the City of Waterville, along a right of way as described in said Registry of Deeds in Book 759, Page 123, for eighty and four-tenths feet (80.4'), more or less, to an iron pipe located on the Southeasterly side of Elm Street. Thence North forty-one degrees zero minutes East (N 41° 00' E) along the Southeasterly line of Elm Street for seventeen and five-tenths feet (17.5'), more or less, to a bolt in the curb marking a corner of land now or formerly owned by Neil Kurzmann Associates as recorded in said Registry of Deeds in Book 2962, Page 261. Thence South forty-nine degrees sixteen minutes East (S 49° 16' E) along the land of said Kurzmann Associates, along another right of way as described in said Registry of Deeds in Book 1001, Page 107, for sixty and seven-tenths feet (60.7'), more or less, to a bolt. Thence South eighty-eight degrees seven minutes East (S 88° 07' E) along the land of said Kurzmann Associates, along said right of way, for thirty-one and zero-tenths feet (31.0'), more or less, to a 3/4" steel pin. Thence South eighty-two degrees fourteen minutes East (S 82° 14' E) along the land of said Kurzmann Associates along said right of way for thirty-two and five-tenths feet (32.5'), more or less, to a 3/4" steel pin and terminus of said right of way. Thence North eleven degrees thirteen minutes East (N 11° 13' E) along the land of said Kurzmann Associates for nineteen and seven-tenths feet (19.7'), more or

14455164.1



less, to an iron pin. Thence North eighty-six degrees nineteen minutes East (N 86° 19' E) along the land of said Kurzmann Associates and land of said Waterville Savings Bank for one hundred fifty-three and zero-tenths feet (153.0'), more or less, to the point of beginning.

Excepting and reserving the aforementioned right of ways as recorded in said Registry of Deeds in Book 759, Page 123 and in Book 1001, Page 107.

Excepting and reserving a possible right of way the Waterville Urban Renewal Authority, its successors and assigns, may have in a small triangular shaped parcel of land located on the Northerly side of Appleton Street and depicted on a plan entitled "LOCKWOOD & GORDON TO URBAN RENEWAL AUTHORITY - WATERVILLE MAINE - BY R.J. CAREY & ASSOC'S", dated January 28, 1966 and amended February 9, 1966 and recorded in said Registry of Deeds in Plan Book 32, Page 10, by Deed of Elm City Convalescent Home, Inc., dated January 12, 1966 and recorded in said Registry of Deeds in Book 1410, Page 372.

The herein described parcel of land is the same premises conveyed to the First National Granite Bank of Augusta by Deed of Louis M. Gordon and Selma L. Gordon, Trustees of the Louis M. Gordon Trust, and Arthur H. Lockwood, dated November 17, 1969, and recorded in said Registry of Deeds in Book 1509, Page 277. Magnetic bearings and distances are from a February, 1989 Standard Boundary Survey by Rowe and Wendell, to which further reference is made.

SUBJECT TO a notice preventing public right of way from Louise M. Gordon and Arthur H. Lockwood by instrument dated August 23, 1948 and recorded in said Registry in Book 861, Page 438.

SUBJECT TO rights and easements granted to New England Telephone and Telegraph Company by instrument dated November 14, 1980 and recorded in said Registry in Book 2344, Page 219.

Excepting from the above referenced parcel that portion of the premises conveyed to Peoples Heritage Savings Bank by deed dated August 31, 1991 and recorded in said Registry of Deeds in Book 4040, Page 280.

SUBJECT TO and TOGETHER WITH all matters set forth in the deed from Bjorn Realty Corp. to Peoples Heritage Savings Bank dated August 31, 1991 and recorded in said Registry of Deeds in Book 4040, Page 280.

Also conveying all right title and interest of Bjorn Realty Corp. pursuant to an instrument recorded in said Registry of Deeds in Book 3595, Page 56.

Meaning and intending to convey the same premises conveyed to the above Grantor by deed from East Coast Enterprises, LLC dated February 1, 2005 and recorded in the Kennebec County Registry of Deeds at Book 8292, Page 274.



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