

FOR LEASE
RETAIL - COMMERCIAL
±1,000 SF | BATH, ME



RETAIL - COMMERCIAL SPACE WITH DRIVE-THRU
55 CONGRESS AVENUE, BATH ME 04530

DESCRIPTION

Prime end cap retail-commercial space in a busy plaza in Bath, Maine. This location benefits from an existing drive-thru. High traffic count with 10,000+ cars per day. A wide array of uses are allowed in the C4 Zone.

Join First Federal Savings, Rocky's Ace Hardware, Fresenius Kidney Care, River-view Sports Therapy, and Hair Creations. First Federal Savings will be opening their new branch on an adjacent pad site in June 2023.

Building features include:

- EXISTING DRIVE-THRU WINDOW
- AMPLE PARKING AREA
- CO-LOCATED NEXT TO BUSY ROCKY'S ACE HARDWARE

OFFERED AT
\$20 / SF NNN



For More Information Contact:
MANDY REYNOLDS
603.767.7411 | 207.376.9949
Amlreynolds@kw.com
www.balfourcommercial.com



RETAIL - COMMERCIAL SPACE WITH DRIVE-THRU FOR LEASE

BUILDING INFORMATION

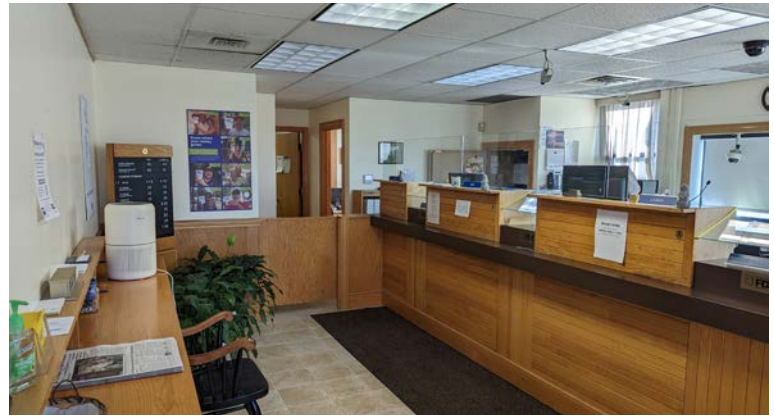
Address: 55 Congress Avenue, Bath ME 04530
Owner: FRP Holdings Bath, LLC
Space Type: Office - Retail - Commercial
Price: \$20 / SF NNN
Building Size: ±46,496 SF
Leasable Area: ±1,000 SF
Parking: Lot size ±50 spaces, shared
Street Frontage: ±500'
Taxes (2022): \$1,300 (unit) - \$53,321.52 (total annual) **
Zoning: C4 - Route 1 Commercial Contract District
Tax Map/Lot: 29 - 005
Year Built: 1960
Traffic Count: 10,000 AADT Max 2019
Estimated CAMs: \$1.60 / sq. ft. (\$1,600 annually)
Estimated Taxes & Insurance: \$1.40 / sq. ft. (\$1,400 annually)

UTILITIES	TYPE	PAID BY
ELECTRICITY	Circuit Breakers	Tenant
SEWER	Public	Tenant
WATER	Public	Tenant
HVAC	2017 Packaged Rooftop Unit	Tenant
HEAT FUEL	Electric	Tenant

**AVAILABLE
JULY 1, 2023**

****Note****

NNN expenses are estimated. This unit is responsible for 7.4% of south side of plaza expenses (excludes Rocky's) and 2% of total real estate taxes and insurance (shared by all tenants). Real estate taxes have not yet been assessed to include new standalone bank building.

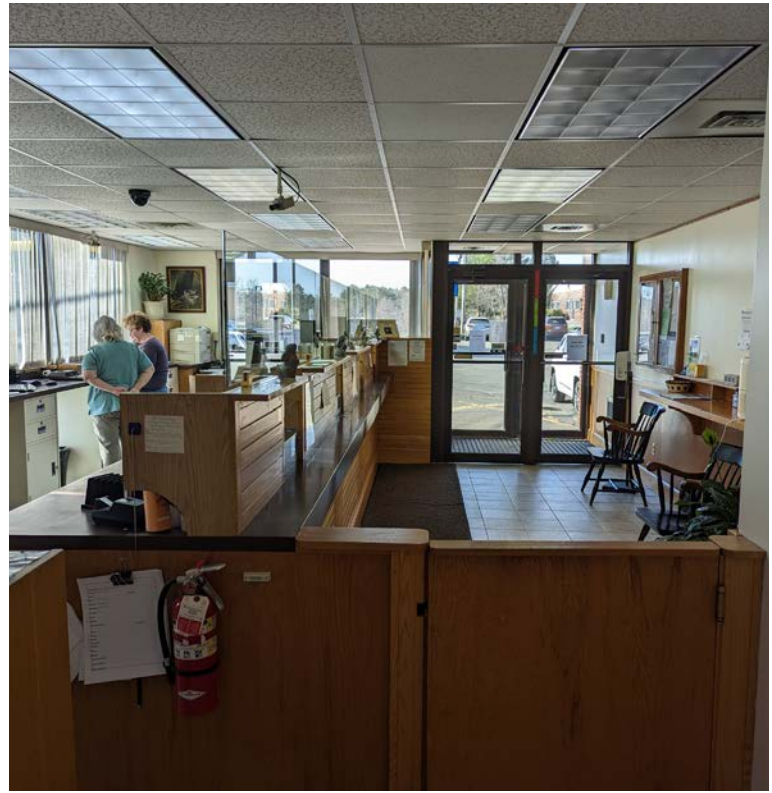
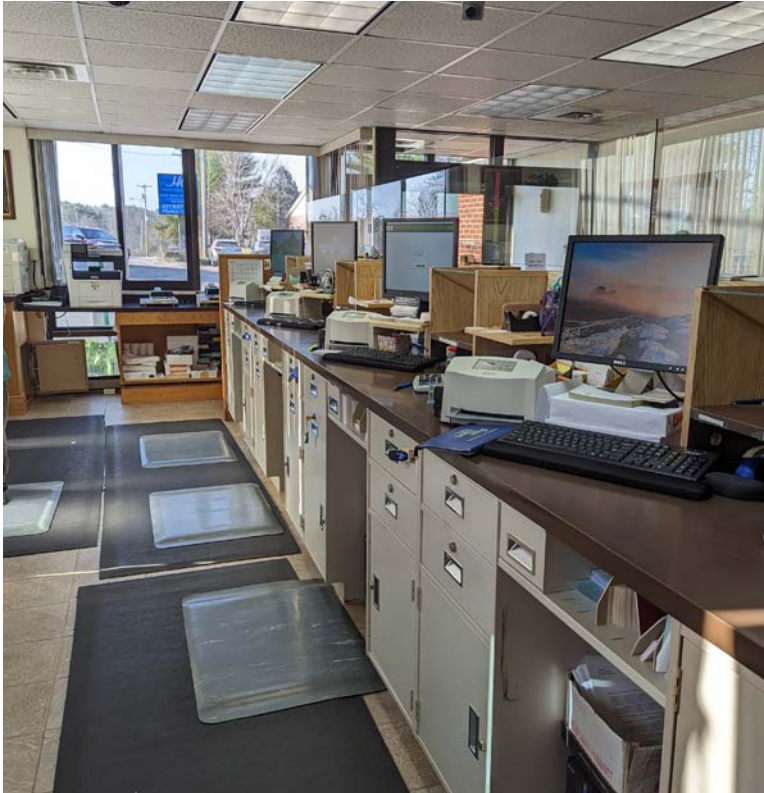


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50 Sewall Street #200, Portland, Maine 04102

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RETAIL - COMMERCIAL SPACE WITH DRIVE-THRU FOR LEASE

PHOTOS

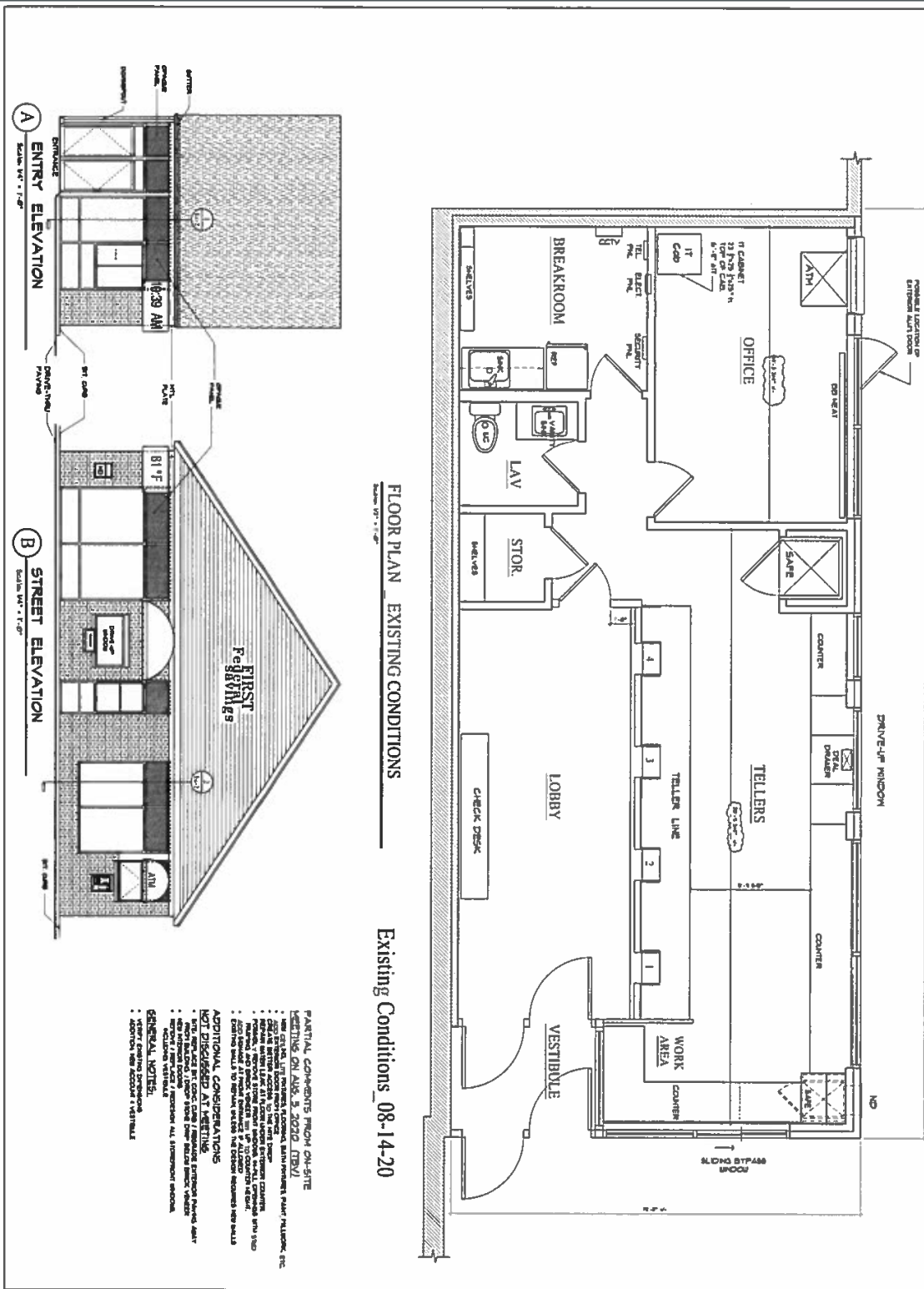


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FLOORPLAN

55 CONGRESS AVENUE, BATH ME 04530



FLOOR PLAN EXISTING CONDITIONS

Existing Conditions 08-14-20

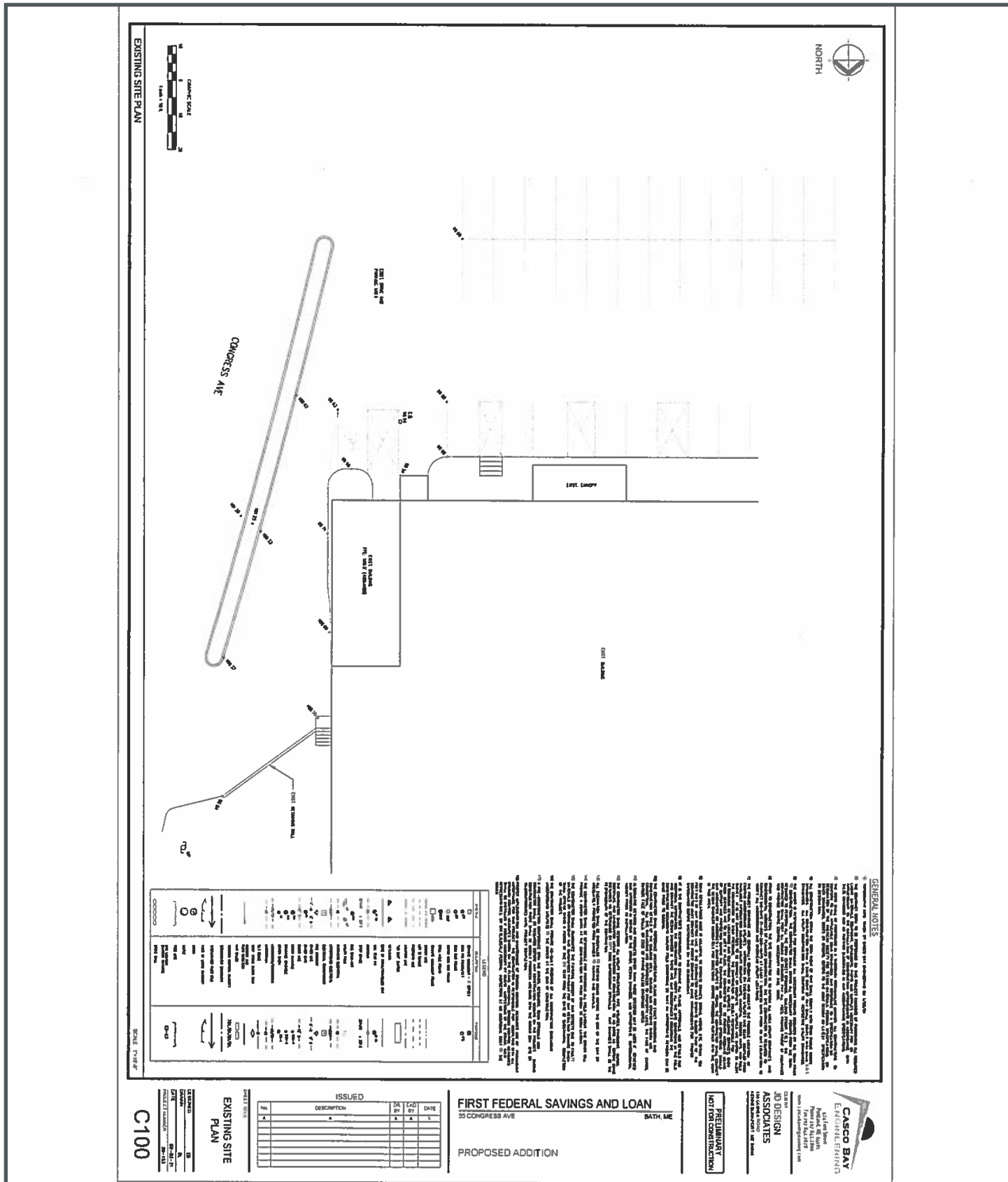
- PARTIAL CONDITIONS FROM CLIENT:**
- NEW CEILING, LIGHT FIXTURES, WALLS, FLOORING, ETC.
 - NEW PARTITION WALLS, DOORS, TRANSOMS, GLASS PARTITION WALLS, ETC.
 - NEW ELECTRICAL AND DATA COUNTER TOPS.
 - NEW FLOORING (LVT, CARPET, TILE, ETC.) IN ALL ROOMS EXCEPT OFFICE.
 - NEW PAINT AND WALL COVERINGS THROUGHOUT.
 - NEW, EXISTING AND REMOVED DOORS AND TRANSOMS.
 - NEW, EXISTING AND REMOVED WINDOWS.
 - EXISTING WALLS TO REMAIN UNLESS NOTED OTHERWISE.
 - EXISTING CEILING TO REMAIN UNLESS NOTED OTHERWISE.
- ADDITIONAL CONSIDERATIONS:**
- THE PROJECT IS TO BE COMPLETED WITHIN THE EXISTING FOOTPRINT.
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- NOT DISCLOSED AT VESTIBULE:**
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- GENERAL NOTES:**
- VISIT EXISTING PROJECT.
 - VERIFY ALL CONDITIONS WITH CLIENT.
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<p>EXISTING FLOOR PLAN & ELEVATIONS</p>	<p>FIRST FEDERAL SAVINGS</p> <p>BATH, MAINE</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	REVISION	DESCRIPTION																	<p>DESIGN ASSOCIATES</p> <p>110 CONGRESS ROAD PORTLAND, ME 04102 TEL: 207-236-7000 FAX: 207-236-1176 WWW.DESIGNASSOCIATES.COM</p>
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FLOORPLAN

55 CONGRESS AVENUE, BATH ME 04530



GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES TO THE NEAREST 1/4".
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MECHANICAL, ELECTRICAL AND PLUMBING CODES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
6. THE CONTRACTOR SHALL MAINTAIN SAFE AND HEALTHY WORKING CONDITIONS.
7. THE CONTRACTOR SHALL MAINTAIN CLEAN AND SAFE WORKING CONDITIONS.
8. THE CONTRACTOR SHALL MAINTAIN THE WORK AREA AND SITE AT ALL TIMES.
9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES.
10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
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18. THE CONTRACTOR SHALL MAINTAIN THE WORK AREA AND SITE AT ALL TIMES.
19. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES.
20. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.

SCALE: 1" = 10'-0"

ISSUED

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR CONSTRUCTION

CASCO BAY ENGINEERING
455 East Street
Portland, ME 04101
(407) 251-2424
www.cascobayengineering.com

ASSOCIATES
PROJECT MANAGER: MICHAEL P. BROWN

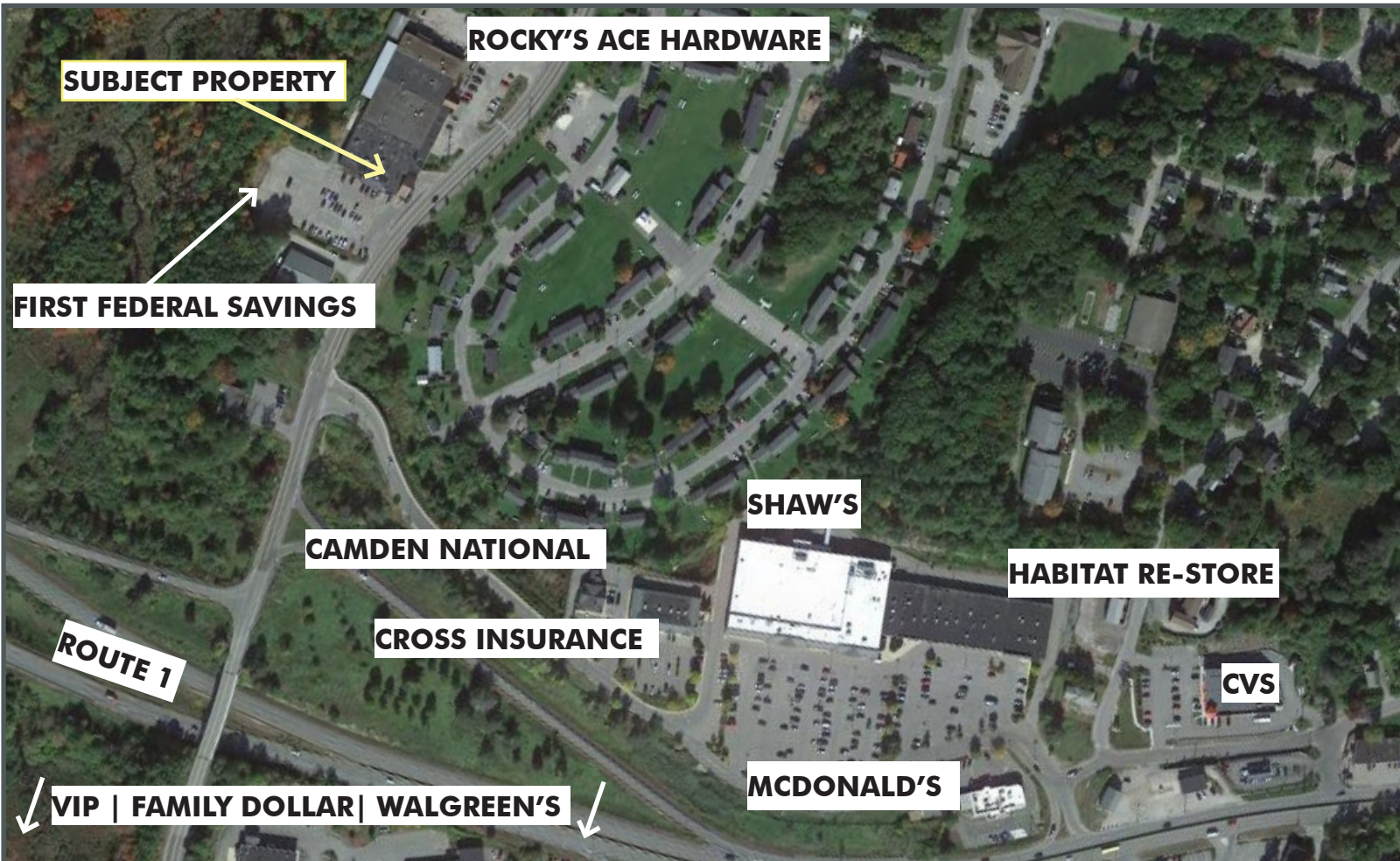
FIRST FEDERAL SAVINGS AND LOAN
55 CONGRESS AVE
BATH, ME
PROPOSED ADDITION

EXISTING SITE PLAN

C100

LOCATION INFORMATION

10 STATE ROAD, BATH ME 04530

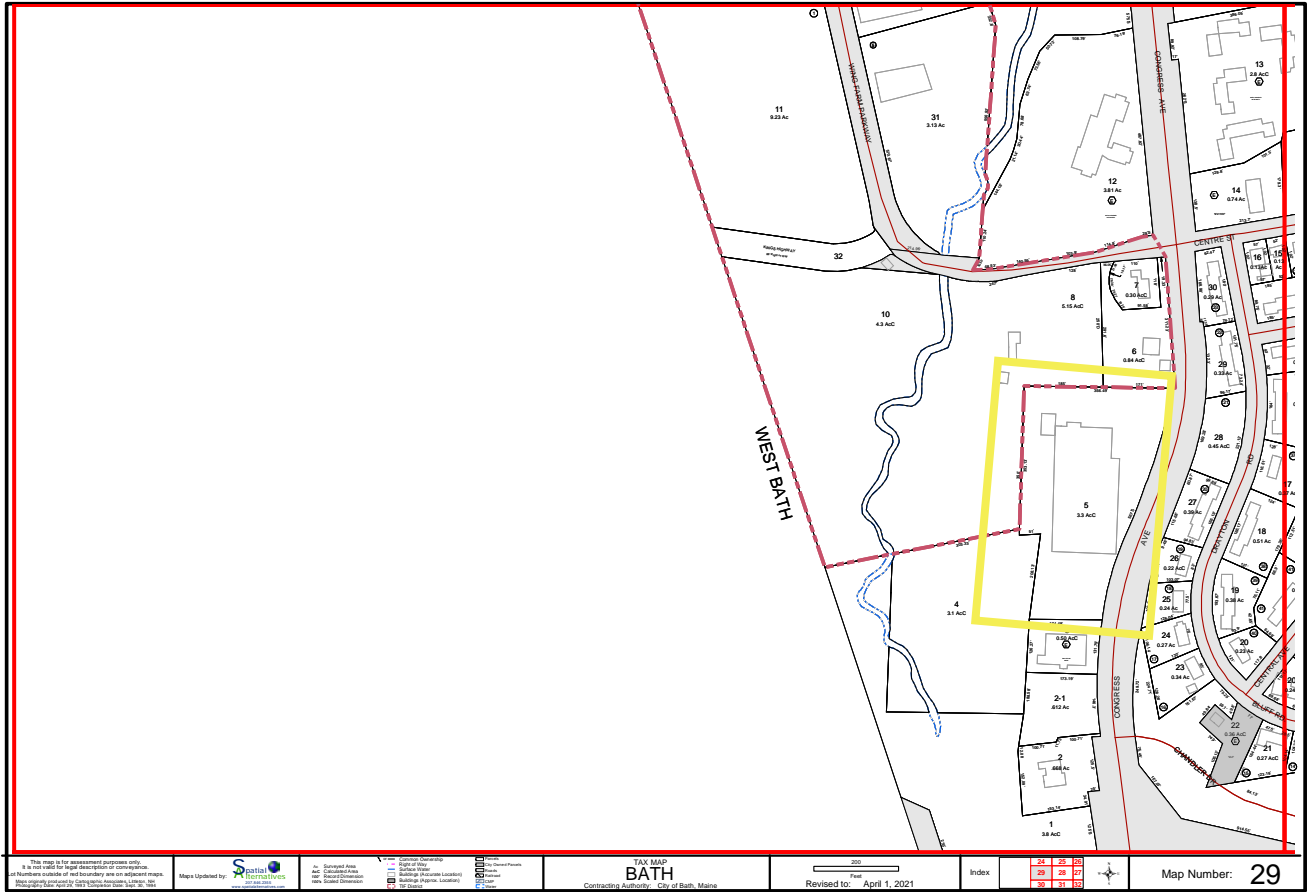


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TAX MAP 29 LOT 005

55 CONGRESS AVENUE, BATH ME 04530



This map is for assessment purposes only. It is not valid for legal description or conveyance. No warranty is made by the Assessor as to the accuracy of the information shown on this map. Map Number: 29

Map Number: 29

TAX MAP BATH Contracting Authority - City of Bath, Maine

Revised to: April 1, 2021

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30	31	32

Map Number: 29

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LAND USE TABLE

55 CONGRESS AVENUE, BATH ME 04530

ARTICLE 9: USES

SECTION 9.01 COMPLIANCE REQUIRED

All land and water areas, structures, and buildings in the City of Bath must be used in accordance with the standards set forth for the zoning district in which the land or water area, structure, or building is located.

Uses in all districts must conform to all applicable requirements and performance standards of this Code. A building permit, plumbing permit, or Certificate of Occupancy also may be required.

SECTION 9.02 LAND USE TABLE

The following Land Use Table indicates which uses of land or structures are allowed with no review, allowed with review by only the CEO, allowed after Site Plan Approval, or not allowed in the various zones. The most specific land use category always controls. It is the responsibility of the CEO to determine the land use category of any new or existing use.

KEY:

R1 - High-density Residential District

R2 - Medium-density Residential District

R3 - Low-density Residential District

R4 - Waterfront High-density Residential District [amended May 16, 2001]

R5 - Waterfront Activity District

R6 – Waterfront Medium-density Residential District [added May 16, 2001]

C1 - Downtown Commercial District

C2 - Mixed Commercial and Residential District [amended September 22, 2010]

Neighborhood Commercial District – NC [added May 26, 2010]

C3 - Business Park District

C4 - Route 1 Commercial Contract District

C5 - Marine Business District

I - Industrial/Shipyard District

GC - Golf Course District

PH – Plant Home District [added March 24, 2010]

M – Museum District [added August 25, 2010]

RP - Resource Protection District

NRPO - Natural Resource Preservation Overlay District

TMC - Trufant Marsh Contract District

S – School District [added May 24, 2017]

“A” = the use is allowed with no review

“C” = the use is allowed with review by and approval from the CEO

“S” = the use may require Site Plan Approval. See Article 12.

“N” = the use is not permitted; therefore, prohibited in that zone

LAND USE TABLE

55 CONGRESS AVENUE, BATH ME 04530

LAND USE CATEGORY	ZONING DISTRICTS														
	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M
1.0 Residential															
1.1 Single-family dwelling															
1.1.1 Site-built	C	C	C	C	C	C ¹	C	N	N	N	C ¹	N	N	C	N
1.1.2 Mobile home on individual lot	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N
1.2 Two-family dwelling	C	C	C	C	C	C ¹	C	N	N	N	C ¹	N	N	C	N
1.3 Multi-family dwelling	S	S	N	N	S	S	S	N	S	N	N	N	S	S	N
1.4 Cluster development	S	S	S	S	S	N	S	N	N	N	N	N	S	S	N
1.5 In-home lodging	A	A	A	A	A	N	A	N	N	N	N	N	N	A	N
1.6 Home occupations															
1.6.1 Home occupation-A	C	C	C	C	C	C	C	N	N	N	N	N	N	C	N
1.6.2 Home occupation-B	S	S	S	S	S	N	S	N	N	N	N	N	N	S	N
1.7 Garage and yard sales	A	A	A	A	A	N	A	N	A	A	N	N	A	A	N
LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M

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2.0 Sales or Rental of Goods, Merchandise, or Equipment															
2.1 No storage and only incidental display of goods outside fully enclosed building															
2.1.1 High-volume traffic generation, no drive-up window															
2.1.1.1 Miscellaneous															
2.1.1.1.1 With less than 5,000 sq. feet of gross floor area	N	N	N	N	N	S	S	N	S	N	S	N	N	N	N
2.1.1.1.2 With 5,000 sq. feet or more of gross floor area	N	N	N	N	N	S	N	N	S	N	N	N	N	N	N
2.1.1.2 Convenience store	N	N	N	N	N	S	S	N	S	N	S	N	N	N	N
2.1.2 High-volume traffic generation, with drive-up window	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N
2.1.3 Low-volume traffic generation															
2.1.3.1 With less than 5,000 sq. feet of gross floor area	N	N	N	N	N	S	S	N	S	N	S	N	N	N	N
2.1.3.2 With 5,000 sq. feet or more of gross floor area	N	N	N	N	N	S	N	N	S	N	N	N	N	N	N
2.2 With storage and display outside fully enclosed building	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N
2.3 Medical marijuana dispensary and medical marijuana storefront															
2.3.1 with less than 5,000 sq. foot of floor area	N	N	N	N	N	S	N	N	S	N	N	N	N	N	N
2.3.2 with 5,000 sq. feet of floor area or more	N	N	N	N	N	S	N	N	S	N	N	N	N	N	N
2.4 Marijuana retail store															
2.4.1 With less than 5,000 sq. foot of floor area	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N
2.4.2 With 5,000 sq. feet or more of gross floor area	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N
LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M

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	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M	
3.0 Office, Clerical, Research, or Services																
3.1 All operations conducted entirely within fully enclosed building																
3.1.1 Operations designed to attract and serve numerous customers or clients on the premises, such as the offices of attorneys, physicians, dentists, other professions, travel agents, banks, or government office buildings	N	N	N	N	N	S	S	N	S	N	S	S	N	N	N	
3.1.2 Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use	N	N	N	N	N	S	S	S	S	N	N	S	N	N	N	
3.2 Operations such as banks with drive-up windows	N	N	N	N	N	S	N	N	S	N	N	S	N	N	N	
4.0 Manufacturing, Processing, Creating, Repairing, Renovating, or Assembling of Goods, Merchandise, or Equipment																
4.1 All operations conducted entirely within fully enclosed building	N	N	N	N	N	S ³	N	S	S	S	N	S	N	N	N	
4.2 Operations conducted within or outside fully enclosed building	N	N	N	N	N	N	N	N	N	S	N	S	N	N	N	
4.3 Marijuana manufacturing/testing	N	N	N	N	N	N	N	S	S	N	N	N	N	N	N	
LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M	

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5.0 Painting or Cleaning of Goods, Merchandise, or Equipment																
5.1 All operations conducted entirely within fully enclosed building	N	N	N	N	N	N	N	S	S	N	N	S	N	N	N	
5.2 Operations conducted within or outside fully enclosed building	N	N	N	N	N	N	N	N	N	N	N	S	N	N	N	
6.0 Educational, and Cultural Use																
6.1 Schools																
6.1.1 Public or private elementary or secondary schools	S	S	N	N	N	S	S	N	N	N	N	N	N	S	N	
6.1.2 Public or private post-secondary schools	S	S	N	N	N	S	S	N	N	N	N	N	N	S	N	
6.1.3 Special-purpose schools	N	N	N	N	N	S	S	S	S	S	S	S	N	N	S	
6.1.4 Special education schools	N	S	N	N	N	S	S	N	N	N	N	N	N	S	N	
6.2 Libraries and museums, including associated educational and instructional activities	S	N	N	N	N	S	S	N	N	S	N	S	N	S	S	
LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M	

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7.0 Assembly or Meeting Facility															
7.1 Private meeting facility	N	N	N	N	N	S	S	N	S	N	N	S	N	N	N
7.2 Function or assembly facility	N	N	N	N	N	S	S	N	S	N	N	N	N	N	S
7.3 Community activity center	S	S	S	N	N	S	S	N	N	N	N	N	N	N	S
7.4 Place of Assembly															
7.4.1 With seating for fewer than 200 persons	S	S	S	N	N	S	S	N	N	N	N	N	N	S	S
7.4.2 With seating for 200 or more persons	N	N	S	N	N	S	N	S	N	N	N	N	N	N	S
7.5 Soup kitchen	N	N	N	N	N	S	S	N	N	N	S	N	N	N	N
LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M

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	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M
8.0 Recreation, Amusement, Entertainment															
8.1 Activity conducted entirely within building or roofed structure															
8.1.1 Bowling alleys; indoor skating rink, swimming pool, or tennis court; billiard and pool halls; athletic and exercise facilities; and similar uses	N	N	N	N	N	S	S	S	S	N	S	N	N	N	N
8.1.2 Movie theater or live performance hall	N	N	N	N	N	S	N	N	S	N	N	N	N	N	N
8.2 Activity conducted primarily outside enclosed buildings or roofed structures															
8.2.1 Facilities such as athletic fields, golf courses, tennis courts, and swimming pools.	N	N	S	N	N	N	S	N	N	N	N	N	S	N	N
8.2.2 Golf driving ranges not accessory to golf courses, par 3 golf courses, miniature-golf courses, waterslides, and similar uses	N	N	S	N	N	N	N	N	S	N	N	N	S	N	N
8.2.3 Nonmotorized mountain bike, paint-ball course, ski area, or similar facility.	N	N	S	N	N	N	N	N	N	N	N	N	S	N	N
8.2.4 Horseback-riding ring or stables, including the boarding or breeding of horses.	N	N	S	N	N	N	N	N	N	N	N	N	S	N	N
8.2.5 Automobile or motorcycle racing tracks	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M

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	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M
9.0 Institutional Residence, Care, Confinement Facilities															
9.1 Hospitals	N	S	N	N	N	N	S	N	S	N	N	N	N	N	N
9.2 Nursing home, child-care facility, or assisted residential facility	S	N	N	N	N	S	S	N	S	N	N	N	N	S	N
9.3 Correctional facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
10.0 Restaurants															
10.1 Carry-out, delivery service, and consumption outside fully enclosed structure allowed. Service to customers remaining in vehicles not allowed.	N	N	N	N	N	S	S	N	S	N	S	S	S	N	N
10.2 Carry-out, delivery service, service to customers remaining in vehicles, and consumption outside fully enclosed structure allowed.	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N
10.3 A restaurant whose principal business is the sale of beverages, including liquor, at counters or tables and where food may or may not be served, and there is no carry-out or delivery service, no service to customers remaining in vehicles, no consumption outside fully enclosed structure	N	N	N	N	N	S	N	N	N	N	N	N	N	N	N
LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M

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LAND USE TABLE

55 CONGRESS AVENUE, BATH ME 04530

LAND USE CATEGORY	ZONING DISTRICTS														
	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M
11.0 Accommodations															
11.1 Hotel, motel, inn, tourist cabins, or similar business providing overnight accommodations															
11.1.1 Those businesses that: may include accessory uses such as a restaurant, meeting facilities, a swimming pool, or exercise facilities; or have more than 40 rental rooms.	N	N	N	N	N	S	N	N	S	N	N	N	S	N	N
11.1.2 Those businesses that do not include accessory uses that serve customers who are not also renting a room and have no more than 40 rental rooms.	N	N	S	N	S	S	S	N	S	N	N	N	S	N	N
11.3 Rooming house	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
11.4 Bed and Breakfast	S	S	S	S	S	N	S	N	N	N	N	N	N	S	N
LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M

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REAL ESTATE BROKERAGE RELATIONSHIPS FORM



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 ser-

vices 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.

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