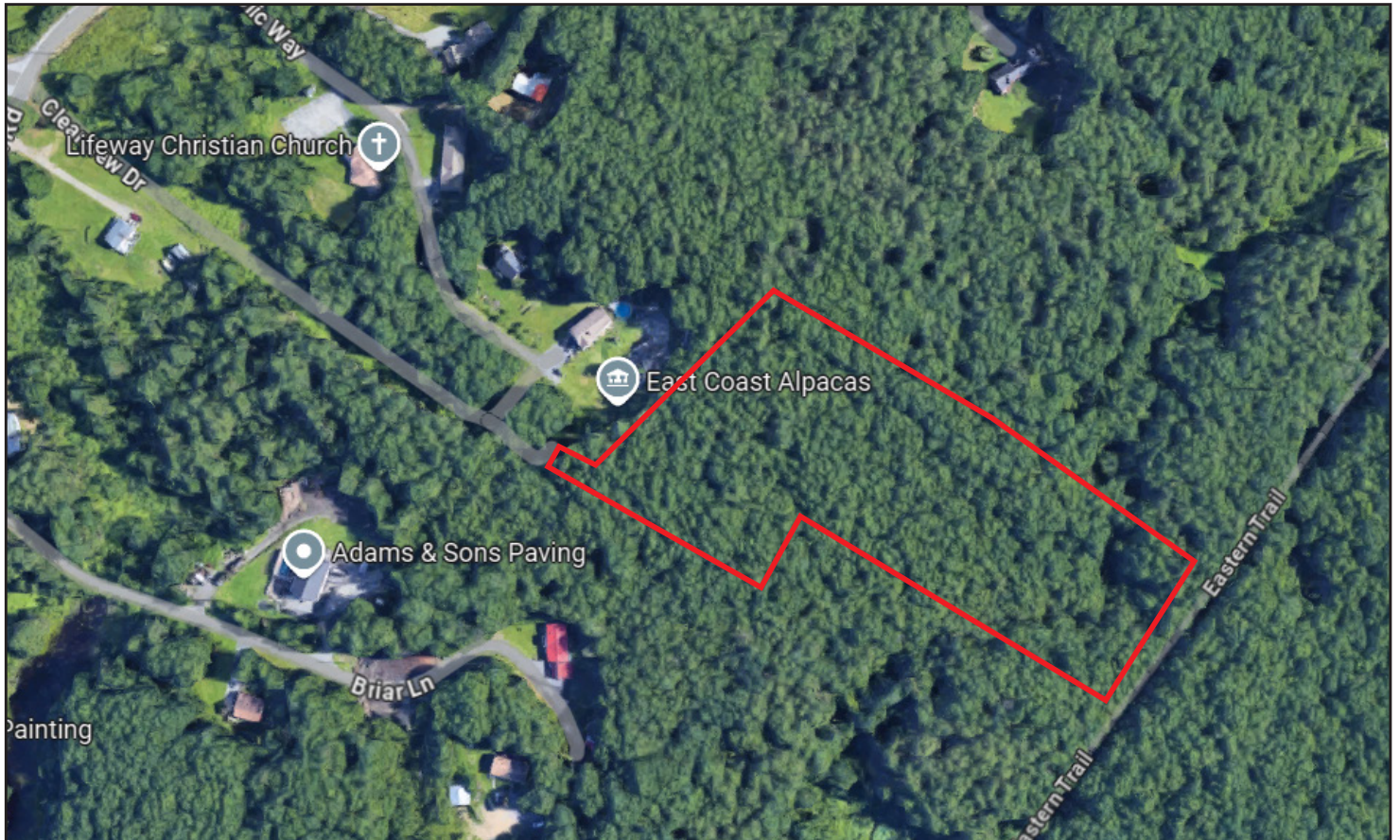


5 APOSTOLIC WAY - BIDDEFORD

RESIDENTIAL DEVELOPMENT SITE FOR SALE



TYPE: RESIDENTIAL LAND

ACREAGE: 5.08+/- ACRES

ZONING: RF - RURAL FARM

FRONTAGE: 429+/- FT

UTILITIES: NOT YET AVAILABLE

EXISTING SITE PLAN AVAILABLE

CONVENIENT TO BIDDEFORD AMENITIES

TERRIFIC DEVELOPMENT OPPORTUNITY

MINUTES TO ROUTE 1 & MAINE TURNPIKE

SALE PRICE: \$275,000



For more information contact:

ZACH RESNIKOFF or KIRK BUTTERFIELD

O: 207-879-9800

C: 207-606-9665

zachary.resnikoff@kw.com

kbutterfield@kw.com





5 APOSTOLIC WAY - BIDDEFORD

PROPERTY DETAILS

OWNER	Lifeway Christian Church
PROPERTY TYPE	Residential
BEST OR CURRENT USE	Two-lot residential development
ZONING	RF - Rural Farm
ACREAGE	5.08+/- acres per land survey
PARKING	None
TAXES/YEAR	\$1,007 (2024/25)
BOOK/PAGE	07343/0112
MAP/BLOCK/LOT	2/69/1
ROAD FRONTAGE	429+/- ft
ELECTRIC	Infrastructure to be determined
GAS	Not currently in place
SEWER	Septic(s) needed
WATER	Well(s) needed
EASEMENTS	Ingress/Egress

OVERVIEW

Discover a hidden gem in Southern Maine! With flexible development potential and a rare combination of privacy and proximity, this land is a must-see for builders, contractors, and dream home seekers alike.

Tucked away off the beaten path in beautiful Biddeford, this 5.08± acre parcel offers the perfect balance of seclusion and convenience. Whether you're envisioning a serene single-family retreat or planning to build out two custom homes, layout drawings by Sebago Technics provide a head start on your vision. Any homes, buildings, developments, or research must be independently verified by the buyer or their agent through the appropriate town officials.

Located just 5–10 minutes from I-95 and Route 1, this property offers easy access to nearby restaurants, shopping, and pristine beaches, while bordering the Eastern Trail system and the Biddeford/Arundel line. Step into the peace and quiet of the Maine woods—an ideal backdrop for nature lovers, outdoor adventurers, or anyone seeking a more grounded lifestyle.

Published 5/28/25

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Biddeford, Maine: A Thriving Coastal Community

Biddeford, Maine's sixth-largest city with a population of over 21,000, is a vibrant community located along the I-95 corridor, just 15 miles south of Portland and 90 miles north of Boston. With a rich history dating back to the early 1600s, Biddeford and its sister city, Saco, have long served as the commercial center of York County. Once a global textile hub, Biddeford's economy today is diverse, featuring manufacturing, technology, and service-based industries. The city is also home to two major institutions—Southern Maine Health Care and the University of New England—both of which continue to grow and contribute to the region's economic strength.

Biddeford's 30 square miles offer a stunning mix of natural beauty, from vast woodlands to a spectacular coastline. Outdoor enthusiasts can explore Clifford Park's 140-acre trail system or enjoy the city's two miles of sandy beaches, framed by rocky cliffs. Surfing at Fortune's Rocks, tide pooling at Biddeford Pool, and visiting the historic Wood Island Lighthouse are just a few ways to experience the coastal charm. The Timber Point Trail, part of the Rachel Carson U.S. Wildlife Preserve, and the East Point Audubon Sanctuary provide additional opportunities for nature lovers.

Beyond the beaches, the western part of the city features rolling hills, traditional New England farmhouses, and picturesque pastures. The Saco River, which flows 14 miles through Biddeford before meeting the sea at Hills Beach-Camp Ellis, adds to the city's scenic beauty. The RiverWalk, a downtown trail, offers urban views of the river, while boaters and paddlers can access the water via the Marble Head Boat Launch and Rotary Park

Biddeford's downtown is a dynamic mix of history and innovation. Once-abandoned textile mills have been revitalized into a thriving mixed-use community at the Pepperell Mill Campus, featuring residential apartments, businesses, and the Biddeford Mills Museum. The historic City Theater, first opened in 1896 and restored in the colonial revival style, is the cultural heart of the city, hosting concerts, plays, and performances year-round.

Food lovers will find plenty to enjoy in downtown Biddeford, with an array of restaurants offering everything from quick bites to gourmet dining. Local craft breweries add to the city's growing culinary scene. Heart of Biddeford, the city's Main Street organization, actively promotes downtown vitality and organizes community events like the River Jam Festival and Winterfest, strengthening the city's sense of community.

Biddeford residents benefit from a high quality of life, with access to excellent schools, a modern regional hospital, a public library, parks, and a municipal airport. The city's natural resources, thriving arts and dining scenes, and community traditions—such as the annual La Kermesse Franco-Americaine Festival celebrating its French heritage—make Biddeford a wonderful place to live, work, and explore.

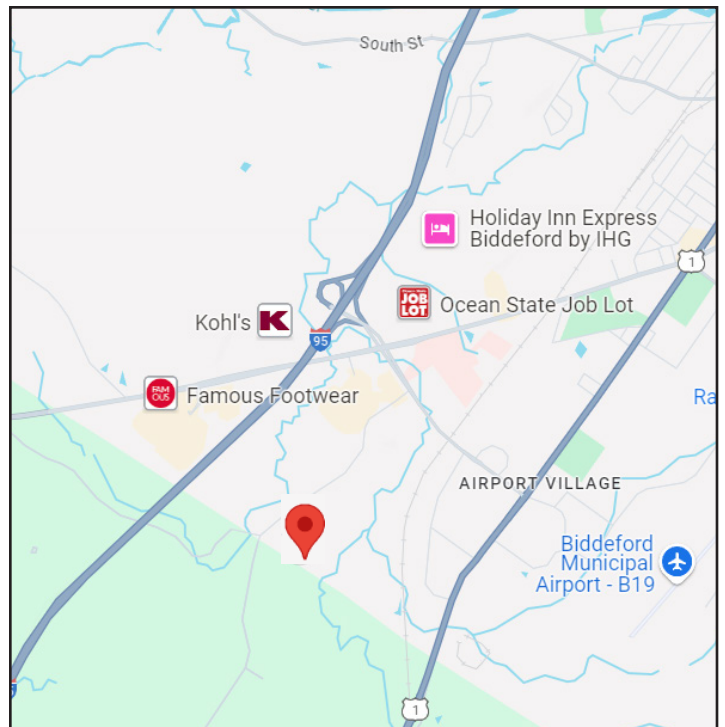
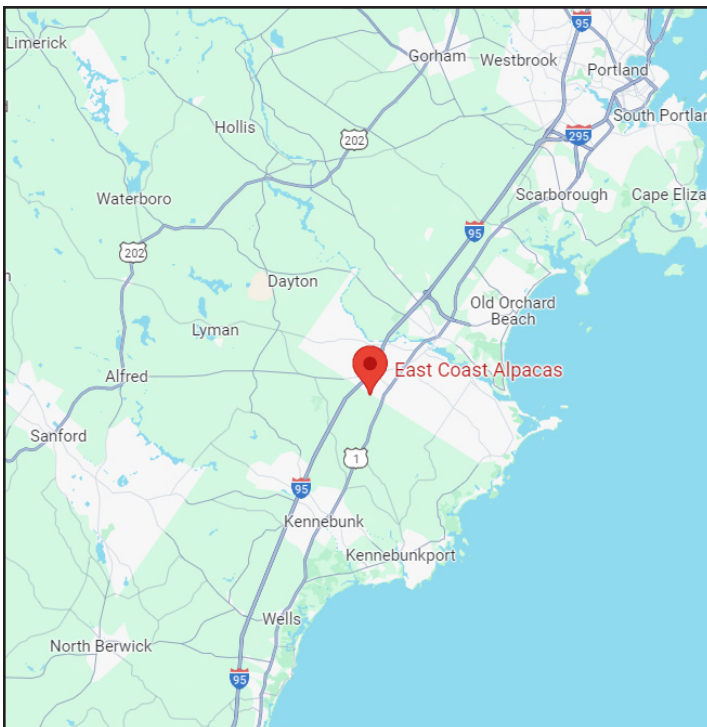
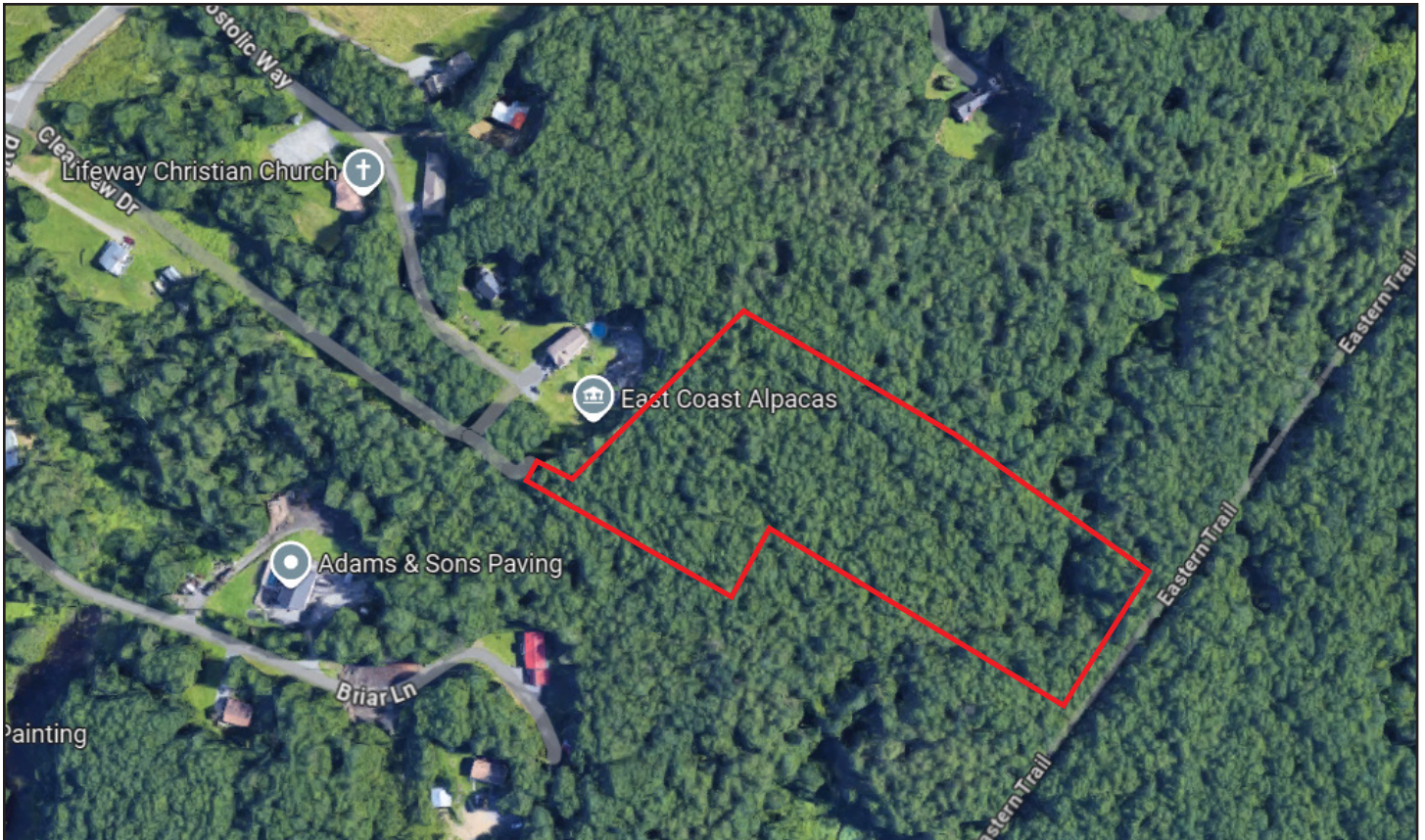
<https://www.biddefordmaine.org/2363/In-About-Biddeford>

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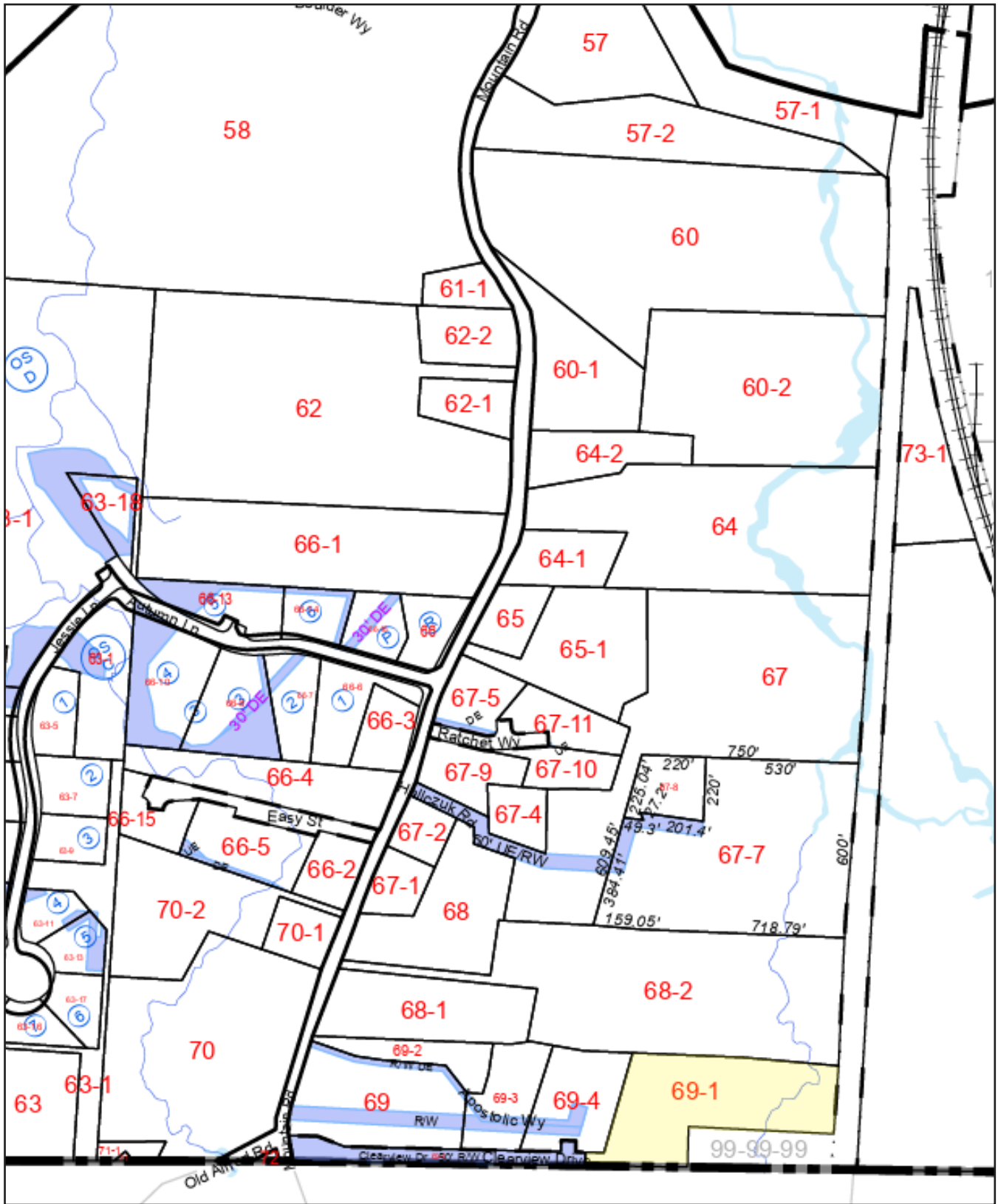


5 APOSTOLIC WAY - BIDDEFORD LOCATION INFORMATION



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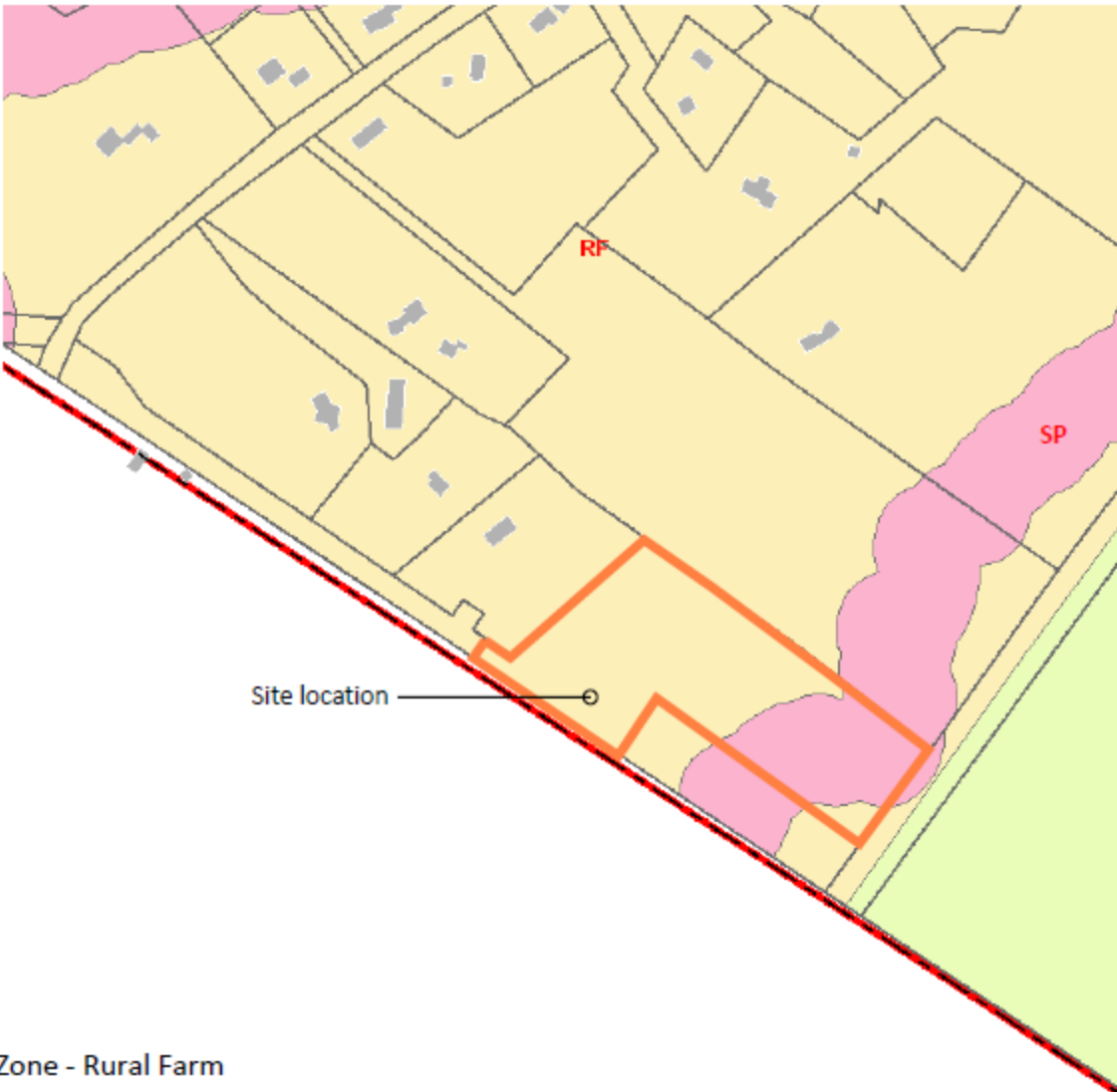
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Note: Any homes, buildings, developments, or research must be independently verified by the buyer or their agent through the appropriate town officials.

Zoning District - Rural Farm (RF)



Zone - Rural Farm

Total lot size - 5.08 acres

Minimum lot size - 40,000 sf (cluster 20,000 sf)

Minimum street frontage - 200'

Front setback - 40' from major R.O.W. / 25' from other R.O.W.

Side & rear setback - 25'

Impervious surface coverage - n/a

Maximum building height - 35'

Net residential density - 1.85 acres (total lot size - unsuitable land) / 40,000 SF = 2 allowed lots

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5 APOSTOLIC WAY - BIDDEFORD

ZONING INFORMATION

ESTABLISHMENT OF ZONES

V Attachment 1

City of Biddeford

Table A
Table of Land Uses

[Amended 2-2-2010 by Ord. No. 2009.98; 8-3-2010 by Ord. No. 2010.70; 9-21-2010 by Ord. No. 2010.93; 6-21-2011 by Ord. No. 2011.36; 6-21-2011 by Ord. No. 2011.24; 3-18-2014 by Ord. No. 2014.16; 9-6-2016 by Ord. No. 2016.74; 1-17-2017 by Ord. No. 2016.87; 6-20-2017 by Ord. No. 2017.57; 1-16-2018 by Ord. No. 2018.44; 10-2-2018 by Ord. No. 2018.110; 3-5-2019 by Ord. No. 2019.15; 3-5-2019 by Ord. No. 2019.16; 1-19-2021 by Ord. No. 2021.1; 6-1-2021 by Ord. No. 2021.43 2024 by Ord. No. 2024.136]

- KEY:**
 * Subject to Article VI, Performance Standards, of this ordinance.
 P Permitted use.
 Not permitted.
 C Conditional use. See Article VII for specific standards.
 A Accessory use.

	Article VI Section*	SR-1	CR	R-1-A	R-1-B	R-2	R-3	B-1	B-2	I-1	I-2	I-3	W-1	W-2	W-3	R-F
Residential uses:																
Accessory dwelling units* 27	78	P	P	P	P	P	P						P		P	P
Accessory structure*	2	P3	P3	P3	P3	P3	P3	P	P	P	P	P	P	P	P	P
Boarding, rooming house*	10					C	C									
Bed-and-breakfast*	9		C			C							C			C
Cluster development*	18	C	C	C	C	C	C									C17
Congregate housing*	19					C	C									C
Duplex/two-family	24	C	C	P	P	P	P								P	C
Home occupation*	38	C	C	C	C	C	C	C						C	C	C
Manufactured housing*		See Article VI, Section 45.														
Mobile home park*		See Article VI, Section 45.														
Multifamily dwelling*	47					P	P	P				P28		P1	P	
Planned unit development*	73					C	C									
Single-family dwelling 11	2	P	P	P	P	P	P						P		P	P
Commercial uses:																
Adult business	3								C17							
Amusement center*	5							C	C							
Art gallery			C					P							C	C
Art studio			C					P							C	C
Auto body shops										C		C				
Automobile graveyard, automobile recycling business, junkyard*	7									C						
Automobile repair, sales									P	P		C				

V Attachment 1:1

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5 APOSTOLIC WAY - BIDDEFORD

ZONING INFORMATION

BIDDEFORD CODE

	Article VI Section*	SR-1	CR	R-1-A	R-1-B	R-2	R-3	B-1	B-2	I-1	I-2	I-3	W-1	W-2	W-3	R-F
Boat building, repair, marine services, sales, boat livery, marina, yacht club								P	P			C	P	P	P	
Building materials retail sales								P	P	P		P				C
Carwash*	14							C	C	C		A				
Commercial gardening, commercial greenhouse*	17	C	C	C	C				P							P
Commercial recreation*	18							C	C	C		C				C
Commercial school*	53							P	P			P				
Drugstore/medical supply								P	P			P				
Financial institution								P	P	C		P				
Firewood processing*	33															P
Fisheries processing, storage*	34												P			
Funeral parlor								P	P	P		P				
Gasoline service station*	36							P	P	P		C				C
Hotel/motel*	40							P	P	P		P		P		
Indoor theater								P	P	P		P				
Kennel, veterinary hospital*	42								P	P		P				P
Marijuana caregiver retail store	77									C	C	C				
Marijuana store, adult use	77									C	C	C				
Marijuana cultivation facility	77									C	C	C				
Marijuana testing facility	77									C	C	C				
Marijuana products manufacturing facility	77									C	C	C				
Neighborhood convenience store/service		C4	C4	C4	C4	P	P	P	P			P				P
Off-street loading and parking lot and facilities, commercial parking garage	49					C	P	P	P9	P		A	P	P	P	C
Offices, business and professional*	52							P	P	P	P	P		P	P	
Planned unit developments*	73							C	C							
Publishing, printing								P	P	P	P	P				
Restaurant*	56							P	P	P		P	P	P	P	C
Retail store								P	P	P		P	P	P	P	C
Sawmill*	33															C
Services								P	P	P		P	P	P	P	C
Shopping center								C	C	C		C				

V Attachment 1:2

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5 APOSTOLIC WAY - BIDDEFORD

ZONING INFORMATION

ESTABLISHMENT OF ZONES

	Article VI Section*	SR-1	CR	R-1-A	R-1-B	R-2	R-3	B-1	B-2	I-1	I-2	I-3	W-1	W-2	W-3	R-F
Telecommunications facilities	71											C				C
Wholesale business									P	P	P	P				
Industrial uses:																
Air transportation related use											C					
Air transportation dependent use*										C	C					
Airport	4									C	C					
Bulk oil terminal*	41									C						
Contractor's storage yard										C	C					C
Demolition disposal*	23															
Experimental research and testing laboratory	29								C	C	C	C				
Light manufacturing*	41								C	P	P	P				
Light trucking dependent industry*	41								C	P	P	C				
Manufacturing*	41									C	C	C				
Planned unit developments*	73									C	C	C				
Resource recovery facility																
Recycling facilities	76									C	C					
Redemption centers									C	P						
Storage of bulk gaseous fuels*	41									P	P	P				
Transportation facilities										P		C14	P		P	
Trucking, distribution terminal*									C	P	P	C				
Warehousing and storage*	60								P	P	P	A				
Self-storage facilities*	60							C16	C25, 26	P		C				
Educational, institutional public uses:																
Addiction treatment facility 22																
Church, synagogue*		C	C	C	C	C	C		C							C
Civic, convention centers								C	C			C				
Community centers, clubs						C	C	C	C			C				
Day-care center, adult	22	C	C	C	C	C	C	C	P	P	P	P				C
Day-care home, adult	22	C	C	C	C	C	C		C					C	C	C
Day-care home, children's	22	C	C	C	C	C	C		C							C
Day-care center, children's	22	C	C	C	C	C	C	C	C	C	C	C				C
Essential services	27	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Fire, police station						C	C	P	P			P				C
Group homes, hospice	19	C	C	C	C	P	P	P	P							C

V Attachment 1:3



5 APOSTOLIC WAY - BIDDEFORD

ZONING INFORMATION

BIDDEFORD CODE

	Article VI Section*	SR-1	CR	R-1-A	R-1-B	R-2	R-3	B-1	B-2	I-1	I-2	I-3	W-1	W-2	W-3	R-F	
Hospital*	39																
Municipal use	47.1	C	C	C	C	C	C	P	P	P	P	P	P	P	P	C	
Museum, library			C					P	P			C				C	
Nursing home*	39	C				P	P									C	
Public and private schools*	53			C	C	P	P		C							P	
Public facility		C	C	C	C	C	C	P	P	C	C	P	C	C		C	
Rehabilitation facility																	
University/college*		C	C									C				C	
University uses*		C										C				C	
Water supply system	27	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Outdoor, resource-based uses:																	
Agriculture*	3, 31																P
Agricultural products processing and storage*	3, 31									P							P
Animal breeding or care	42																P
Campground*	13																C
Cemetery	14.1	C	C	C	C	C	C										P
Extractive industry*	30								P2	P2							P2
Farm stands* 13	31																P
Timber harvesting	64		C														P
Golf course excluding miniature golf		P	P	P	P												P
Parks and recreation*		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Marijuana use classifications																	
Marijuana caregiver retail store	77									C	C	C					
Marijuana store, adult use	77									C	C	C					
Marijuana cultivation facility	77									C	C	C					
Marijuana testing facility	77									C	C	C					
Marijuana products manufacturing facility	77									C	C	C					

NOTES:

* This column has been provided to serve as an aid in finding specific performance standards but does not address all standards that may apply. Please consult Article VI for subsequent standards that may apply to a particular project.

All uses cited above are subject to specific lot and setback, height, and performance requirements, as well as specific notes below:

1. Multifamily use shall not exceed 10 units per structure.
2. Requires Planning Board approval.
3. Accessory structures shall be limited to:
 - (a) Private detached garages for the storage of no more than three automobiles.
 - (b) Private greenhouses less than 200 square feet in floor area.
 - (c) Private swimming pools.

V Attachment 1:4



BK7343 PG112

006511

QUIT CLAIM DEED WITHOUT COVENANT

KNOW ALL MEN BY THESE PRESENTS That I, CHARLES S. YLONEN of Providence Forge in the County of New Kent and State of Virginia, in consideration of ONE (\$1.00) DOLLAR and other valuable considerations, paid by FIRST APOSTOLIC CHURCH, whose mailing address is 67 Mountain Road, Biddeford, Maine 04005, the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey and forever quit claim unto the said FIRST APOSTOLIC CHURCH, its successors and assigns, forever,

All of my right, title and interest in and to a certain lot or parcel of property located in Biddeford in the County of York and State of Maine, and being located on the Southeasterly side of the Mountain Road and being further bounded and described as follows:

Beginning at a capped iron rebar set in the ground by Dow & Coulombe, Inc. at the Northwesterly corner of land now or formerly owned by the First Apostolic Church which lot is further described in a deed recorded in the York County Registry of Deeds in Book 3146, Page 179; thence turning and running South 37° 54' 23" East along land now or formerly of the First Apostolic Church a distance of One Thousand (1000.0) feet; thence turning and running North 64° 37' 22" East along land now or formerly of said First Apostolic Church a distance of Three Hundred (300.0) feet to another capped iron rebar set in the ground by Dow & Coulombe, Inc.; thence turning and running South 38° 38' 44" East along land now or formerly of Desrosiers (its deed reference for said Desrosiers parcel being York County Registry of Deeds, Book 4277, Page 209) a distance of Four Hundred Eighty-two and Twenty-one hundredths (482.21) feet to a five eighths (5/8) inch capped rebar set in the ground (said last described boundary being established by court decree - see York County Registry of Deeds, Book 4430, Page 110); thence running South 35° 58' 40" East a distance of Three Hundred Twenty-eight and Five tenths (328.5) feet to a one-half inch crimped iron pipe found in the ground at land now or formerly of Northern Utilities; thence turning and running South 53° 04' 10" West along land now or formerly of Northern Utilities a distance of Two Hundred Thirty-four (234.0) feet to a five eighths (5/8) inch capped rebar set in the ground; thence turning and running North 38° 11' West along land now or formerly of Fitanides (its deed reference for said Fitanides parcel being York County Registry of Deeds, Book 1944, Page 181) a distance of Four Hundred Ninety-eight and Fifty-four hundredths (498.54) feet to a five eighths (5/8) inch capped rebar set in the ground; thence turning and running Five (5) feet in a Southwesterly direction to a stump and wire and then continuing South 53° 11' 30" West to the boundary line dividing the towns of Biddeford, Maine and Arundel, Maine (Town lien reference: York County Registry of Deeds, Plan Book 109, Pages 37-39); thence turning and running North 39° 47' 30" West by said boundary between the towns of Arundel and Biddeford and along land

MAINE REAL ESTATE TRANSFER TAX PAID

34

DS
DC

BK7343 PG113

conveyed by this grantor to Arthur H. Ylonen, et al by deed of even date herewith to the apparent Southeasterly sideline of said Mountain Road; thence turning and running North 39° 55' 20" East and then North 60° 15' East along the apparent Southeasterly and Southerly sidelines of said Mountain Road to a capped iron rebar set in the ground and being the point of beginning.

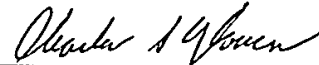
The above-described premises are a portion of the premises conveyed to Charles S. Ylonen by Charles S. Ylonen, duly appointed Personal Representative of the Estate of Dorothy S. Ylonen, which deed is dated August 11, 1994 and is to be recorded in the York County Registry of Deeds.

Reference may be made to an unrecorded plan of land entitled "Standard Boundary Survey Showing Property of Estate of Dorothy Ylonen, Mountain Road, Arundel and Biddeford, Maine" which plan is dated May 1, 1991 and was prepared by William Pierce, Surveyor.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging to the said FIRST APOSTOLIC CHURCH, its successors and assigns forever.

IN WITNESS WHEREOF, I, the said CHARLES S. YLONEN have hereunto set my hand and seal this 15TH day of August, 1994.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF



CHARLES S. YLONEN


STATE OF MAINE

YORK, SS.

August 15, 1994

Personally appeared the above-named CHARLES S. YLONEN and acknowledged the above instrument to be his free act and deed in his said capacity.

Before me,



~~NOTARY PUBLIC~~/ATTORNEY AT LAW
JAMES B. SMITH

RECEIVED YORK S.S.
95 FEB 21 PH 1:31

ATTEST: 
REGISTER OF DEEDS



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.