

# 30 BOREAL DRIVE - GORHAM

## 5.46+/- ACRE RESIDENTIAL PARCEL FOR SALE



**PROPERTY TYPE:** *RESIDENTIAL DEVELOPMENT*

PRIVATE, QUIET NEIGHBORHOOD

**ACREAGE**            *5.46+/- ACRES*

LARGE LOT AT END OF A CUL-DE-SAC

**FRONTAGE:**        *550+/- FT*

CONVENIENT TO MANY AMENITIES

**ZONING:**            *SR-MH: SUBURBAN RESIDENTIAL*

POSSIBLE SUBDIVISION POTENTIAL\*

**SITE:**                *WOODED*

**SALE PRICE: \$425,000**

\*Interested parties should contact the Town of Gorham to verify.



**For more information contact:**

**KIRK BUTTERFIELD**  
C: 207-205-4007  
O: 207-879-9800  
kbutterfield@kw.com  
balfourcommercial.com





# 30 BOREAL DRIVE PROPERTY DETAILS

<b>OWNER</b>	Gwendolyn & Wesley Kinney
<b>LOCATION</b>	30 Boreal Dr - Gorham, ME
<b>PROPERTY TYPE</b>	Residential
<b>BEST OR CURRENT USE</b>	Residential Development
<b>ZONING</b>	SR-MH: Suburban Residential-Manufactured Housing
<b>ACREAGE</b>	5.46+/- Acres
<b>PARKING</b>	None
<b>TAXES/YEAR</b>	\$2,706.27 (2025-26)
<b>BOOK/PAGE</b>	3445/0239
<b>MAP/BLOCK/LOT</b>	35/020
<b>ASSESSED VALUE</b>	\$184,100
<b>ROAD FRONTAGE</b>	550+/- Ft
<b>ELECTRIC</b>	Available at street
<b>GAS</b>	No Gas
<b>SEWER</b>	Private
<b>WATER</b>	Private

## OVERVIEW

Discover the perfect blend of privacy and convenience with this wooded 5+ acre parcel, nestled at the end of a cul-de-sac in a quiet neighborhood. Located just minutes from Gorham's charming downtown, you'll enjoy easy access to shops, dining, and community events while being a short drive from the Maine Turnpike and Portland.

Gorham offers the best of New England living—rolling landscapes, a vibrant arts scene, and a welcoming community. Whether you're an outdoor enthusiast, a foodie, or simply looking for a peaceful retreat, Gorham has something to offer. With its serene surroundings and prime location, this property is a rare opportunity to enjoy the best of Gorham living. This parcel may be eligible for subdivision. However, it is the buyer's responsibility to confirm this with the Town of Gorham.

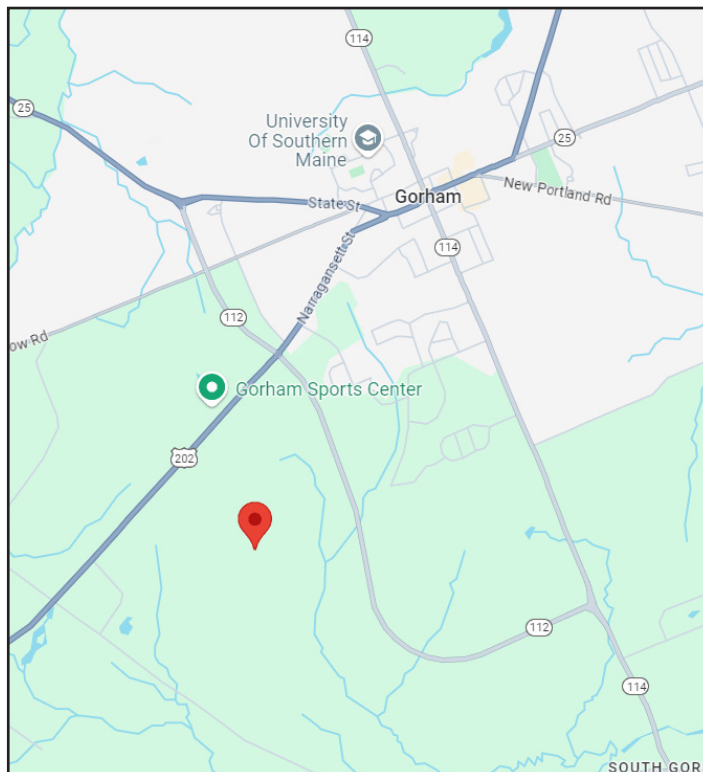
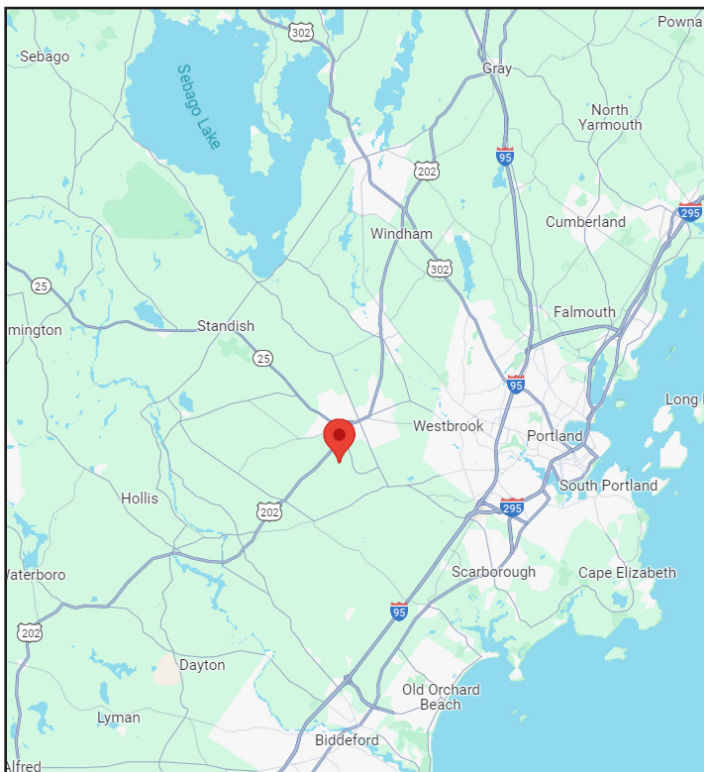
Published 6/10/25

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# 30 BOREAL DRIVE LOCATION INFORMATION



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## 30 BOREAL DRIVE ABOUT GORHAM

Located in the heart of southern Maine, Gorham is a picturesque town that epitomizes the quintessential New England charm. With its rich history, natural beauty, and a vibrant community, Gorham has become a hidden gem for both residents and visitors.

One of Gorham's most striking features is its natural beauty. The town is surrounded by lush forests, rolling hills, and meandering rivers, making it a haven for outdoor enthusiasts. The Presumpscot River, which flows through the town, offers opportunities for fishing, kayaking, and canoeing. In the fall, the landscape transforms into a vibrant tapestry of red, orange, and yellow as the foliage changes, making it a popular destination for leaf-peeping.

Gorham is home to the University of Southern Maine (USM), which plays a pivotal role in the town's cultural and educational landscape. The university offers a wide range of programs and events, from art exhibitions to lectures and performances. USM also contributes to the town's vibrant student population, creating a dynamic mix of cultures and ideas. Gorham also has an excellent public school system, making it an attractive place for families. The town's schools are known for their dedication to providing quality education and fostering a sense of community among students.

Despite its small size, Gorham boasts a vibrant arts and culture scene. The Gorham Arts Alliance is a non-profit organization dedicated to promoting the arts in the community. They host various events and art exhibitions throughout the year, showcasing the talents of local artists. The Schoolhouse Arts Center is another cultural gem in Gorham. This community theater provides a platform for local actors, directors, and playwrights to showcase their talent. It's a great place to catch a play, musical, or art exhibit.

Gorham's dining scene reflects the town's charm and diversity. Whether you're in the mood for a cozy diner, a family-friendly restaurant, or a fine dining experience, Gorham has it all.

Gorham takes pride in its tight-knit community, and this is evident in the numerous events and festivals held throughout the year. One of the most anticipated events is the Gorham Family Festival, which typically takes place in the summer. It features live music, food vendors, games, and activities for all ages, bringing the community together for a weekend of fun and camaraderie.

Gorham's economy has evolved over the years, transitioning from its early reliance on agriculture and manufacturing to a more diverse landscape. Today, it is home to a mix of businesses, including retail stores, restaurants, and service providers. The presence of the University of Southern Maine also contributes to the town's economic vitality.

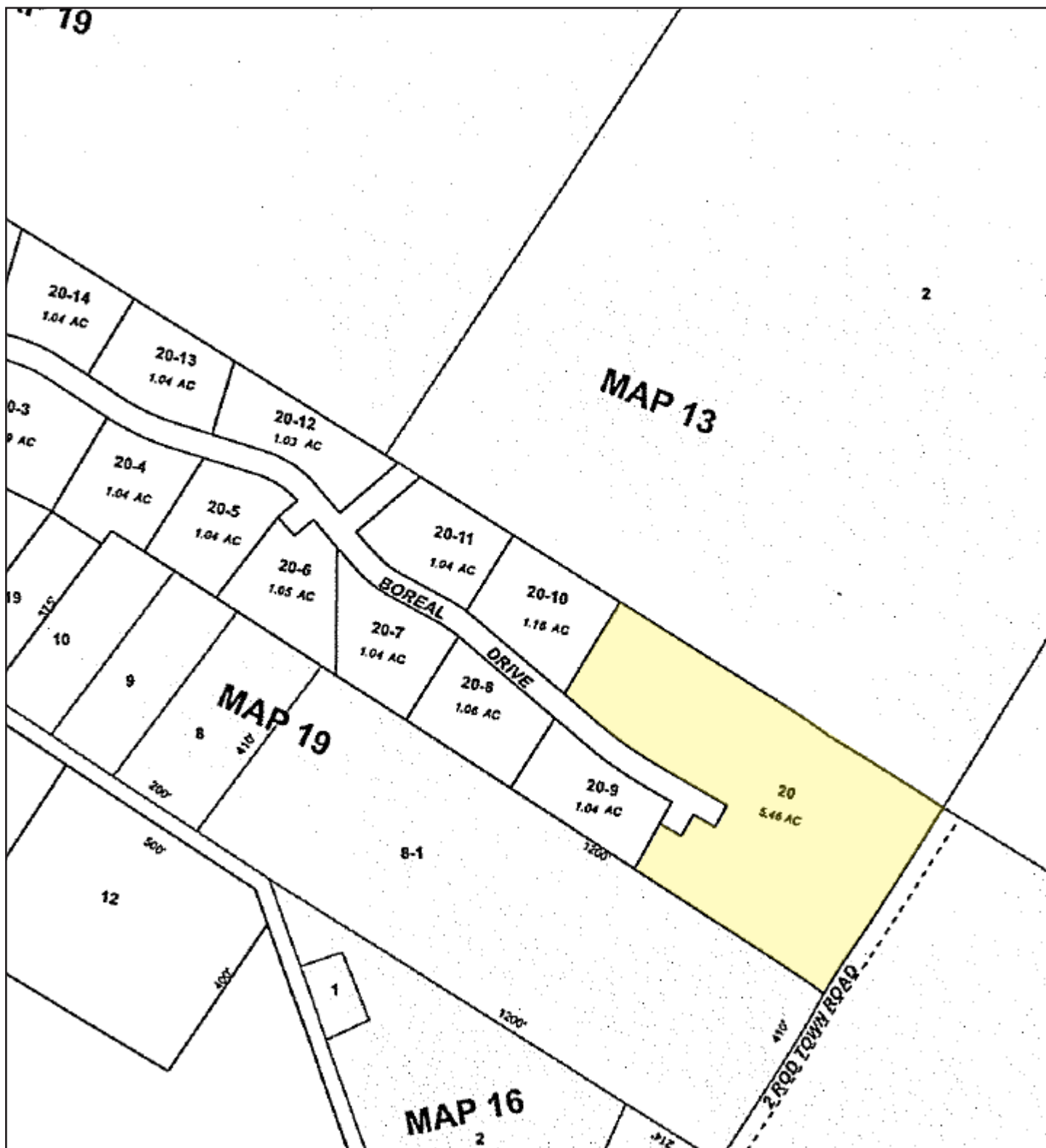
The town's strategic location, just a short drive from Portland, Maine's largest city, offers residents easy access to a wider range of employment opportunities.

For sports enthusiasts, Gorham provides ample opportunities for staying active. The town's well-maintained parks and recreational areas offer everything from soccer fields to tennis courts and playgrounds. In the winter, residents can enjoy activities like cross-country skiing and snowshoeing in the snowy wonderland that Gorham becomes.

Information from: <https://maine.com/gorham>

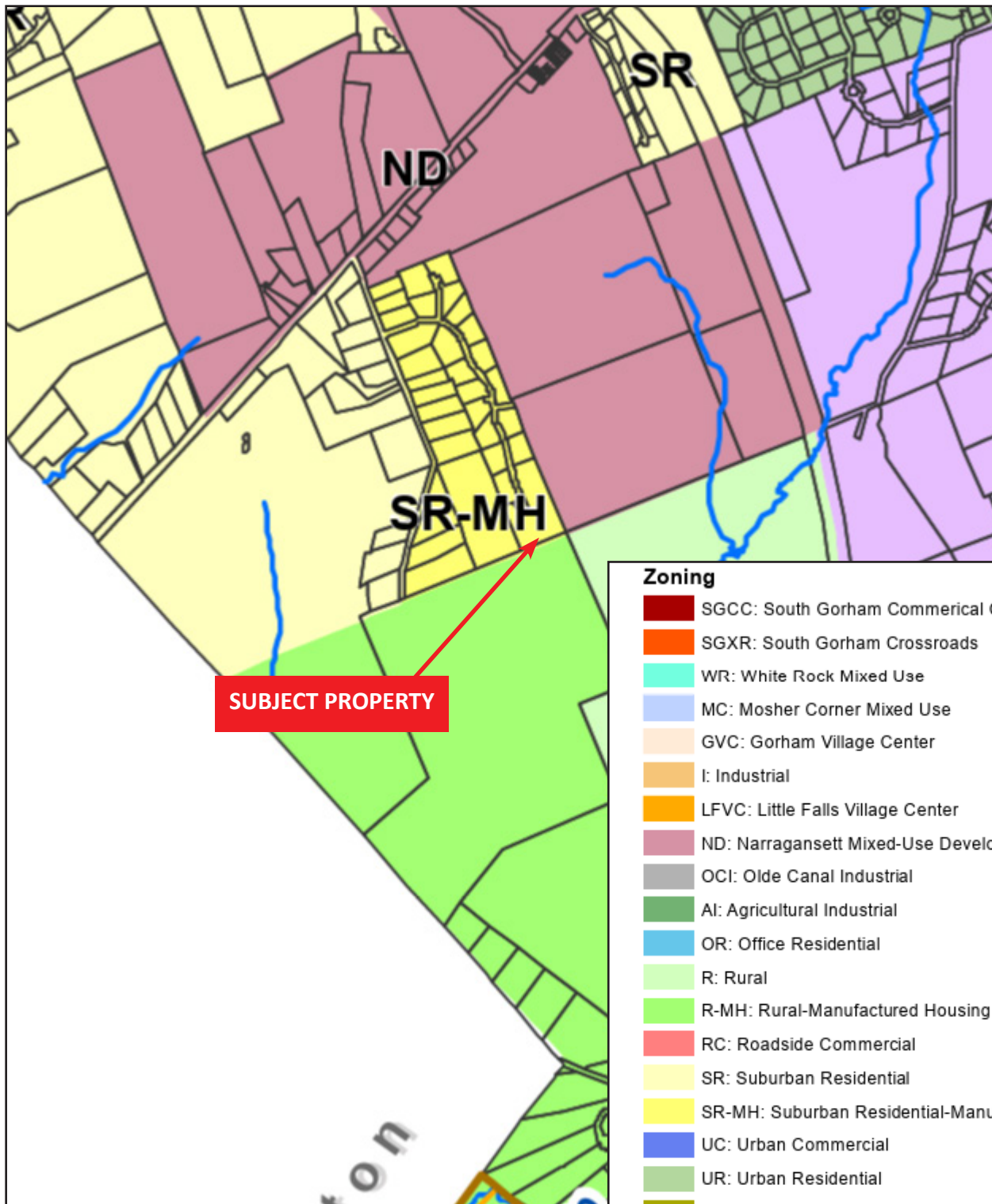
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Zoning	
	SGCC: South Gorham Commerical Corridor
	SGXR: South Gorham Crossroads
	WR: White Rock Mixed Use
	MC: Mosher Corner Mixed Use
	GVC: Gorham Village Center
	I: Industrial
	LFVC: Little Falls Village Center
	ND: Narragansett Mixed-Use Development
	OCI: Olde Canal Industrial
	AI: Agricultural Industrial
	OR: Office Residential
	R: Rural
	R-MH: Rural-Manufactured Housing
	RC: Roadside Commercial
	SR: Suburban Residential
	SR-MH: Suburban Residential-Manufactured Housing
	UC: Urban Commercial
	UR: Urban Residential
	UR-MH: Urban Residential-Manufactured Housing
	UREXP: Urban Residential Expansion

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**SECTION 1-7 - SUBURBAN RESIDENTIAL DISTRICT**

**A. PURPOSE**

Gorham is a desirable residential community, and much growth is occurring outside of existing built-up areas. The purpose of the suburban residential district is to designate areas where new low-density residential growth can occur in a manner which provides a high quality living environment while minimizing local service costs. Development within this district may occur in accordance with the cluster development provisions of Chapter 2, Section 2-4 of this Code.

**B. PERMITTED USES**

- 1) One and two-family dwellings, exclusive of mobile homes.
- 2) Nursing homes or homes for the aged.
- 3) Municipally owned parks and playgrounds.
- 4) Accessory uses and buildings including home occupations.
- 5) Agricultural buildings and uses except a sawmill. Keeping of animals other than household pets shall conform to the requirements of Chapter 2, Section 2-12: Keeping of Urban Farm Animals.
- 6) Manufactured housing units on single-family residential lots in designated manufactured housing sub-districts.
- 7) Municipal buildings or uses.
- 8) Apartment buildings or multifamily housing.
- 9) Public and private utility facilities, including substations, pumping stations, and treatment facilities, but excluding business offices.
- 10) School, hospital, church, or any other nonresidential institution of educational, religious, philanthropic, fraternal organization, or social nature which has less than two thousand (2,000) square feet of floor area and generates less than two hundred (200) vehicle trips during any twenty-four hour period, except fraternity housing.
- 11) Golf courses and country clubs.
- 12) Roadside stands.
- 13) Accessory Apartments
- 14) Reuse of an existing agricultural building for non-residential use that meets the Performance Standards of Subsection E
- 15) Rural Entrepreneurial Use that meets the Performance Standards of Subsection E
- 16) Bed and Breakfast Establishment

**C. SPECIAL EXCEPTIONS**

- 1) Day Care Center.
- 2) Cemeteries.



- 3) Sawmill
- 4) Mineral extraction.
- 5) School, hospital, church or any other nonresidential institution of education, religious, philanthropic, fraternal organization or social nature and has two thousand (2,000) or more square feet of floor area or generate two hundred (200) or more vehicle trips during any twenty-four hour period.
- 6) Veterinary clinics, exclusive of kennels or boarding facilities.
- 7) Bed and Breakfast Establishment with public dining as an accessory use.
- 8) Inn

**D. SPACE STANDARDS**

Minimum lot size	60,000 square feet
Minimum lot area per dwelling unit	40,000 square feet
Minimum street frontage	200 feet*
Minimum front yard local street	50 feet
Minimum front yard collector or arterial street	70 feet
Minimum side and rear yards	20 feet
Maximum building height	None

\*May be reduced up to 50% for lots fronting on turning circles provided that the lot width at the front setback line is equal to or greater than the minimum street frontage required.

Notwithstanding the provisions of this subsection D, an auxiliary public utility structure is exempt from the minimum lot size and street frontage requirements of this district. Structures must meet setback requirements. Additional screening and buffering can be requested by the Planning Board.

**E. PERFORMANCE STANDARDS**

- 1) The performance standards contained in Chapter 2 of this Code shall be fully observed.
- 2) Rural Entrepreneurial Uses Including the Reuse of Existing Agricultural Buildings  
In addition to the performance standards of Chapter 2, any Rural Entrepreneurial Use or the Reuse of an Existing Agricultural Building for a Non-Residential Use shall meet the following standards:
  - a) Notwithstanding the minimum lot size requirement of Subsection D, a Rural Entrepreneurial Use or the Reuse of An Existing Agricultural Building shall be permitted only on a lot with an area of at least three (3) acres. If the lot contains another principal use(s), the lot must have at least three (3) acres for the Rural Entrepreneurial Use or Reuse of an Existing Agricultural Building in addition to the area required for the other principal use(s).
  - b) The total floor area for all buildings and structures used as part of the Rural Entrepreneurial Use(s), but not including any part of a basement that is used only for storage or mechanical uses, shall be not more than one (1) percent of the area of the lot on which it is located or five thousand (5,000) square feet,



- c) whichever is less. The five thousand (5,000) square foot limitation shall not apply to the Reuse of an Existing Agricultural Building provided the total floor area for all buildings and structures used for such Reuse, excluding any part of a basement that is used only for storage or mechanical uses, shall not be more than one (1) percent of the area of the lot on which it is located.
- d) Vehicular access to the lot on which the use is located shall be from a public street that is classified by the Town as an arterial street, collector street, industrial or commercial street, or service road. In addition, the Reuse of an Existing Agricultural Building may get its vehicular access from a sub-collector if the lot on which it will be located is at least five (5) acres in area.
- d) The total number of peak hour trip ends generated by the use based upon the ITE Trip Generation Manual shall not exceed one (1) trip end per two hundred (200) square feet of gross floor area occupied by the non-residential use.
- e) The use of the building shall be limited to low-impact non-residential activities such as, but not limited to, personal, business, and repair services, business and professional offices, light industrial uses, research facilities, and warehousing and storage, and shall not involve the retail sale of goods except as accessory to another principal use. Any use that is listed as a special exception in the Suburban Residential District shall not be allowed as a Rural Entrepreneurial Use or the Reuse of an Existing Agricultural Building and shall be allowed only with approval of a special exception for that use.
- f) The non-residential activity shall occur completely within the building and there shall be no outside storage of materials, equipment, or products; except non-residential activities stated in standard I). No equipment or machinery associated with the use other than normal heating and ventilation units shall be located or operated outside of the building.
- g) The Reuse of an Existing Agricultural Building shall maintain the architectural character of the existing building and changes to the exterior of the structure shall be limited to minor changes and/or additions needed to provide access or light or to comply with code requirements. The design of any new, expanded, or reused building other than an Existing Agricultural Building shall be residential or rural/agricultural in character with a pitched roof with a minimum roof pitch of 5:12. Exterior materials shall be similar to those used on existing residential or agricultural buildings in the district.
- h) Parking associated with the use shall not be located in any required setback. If the building is located within one hundred feet of the front lot line, no parking shall be permitted between the front lot line and the front wall of the building extending the full width of the lot. Parking shall be screened from view from public streets or abutting properties in residential use through landscaping, fencing, or topography.
- i) The use shall not produce noise, odors, fumes, vibrations, lighting or electrical interference at the boundaries of the parcel that exceed the levels produced by typical single-family residential uses.
- j) The hours of operation of the use shall be compatible with surrounding uses and may be limited by the Planning Board as part of the approval of the site plan to assure compatibility.
- k) Notwithstanding the provisions of Chapter 2, Section 2-3 – Signs, the non-residential activity may have one (1) non-illuminated, double-sided sign with an area of not more than twenty-four (24) square feet per side. If there is more



- l) than one business entity occupying the building, there shall be a single, non-illuminated, double-sided sign with an area of not more than forty-eight (48) square feet per side for all of the businesses.
- m) The non-residential activity not occurring completely within the building will be compatible with the surrounding uses as determined through the application of standards a) through k) of this section and may be limited by the Planning Board as part of the approval of the site plan to assure compatibility.

**F. DENSITY BONUS**

Many parts of the Suburban Residential Zone have public water available and public sewerage is planned in limited areas. Since the availability of these utilities reduces the development limitations imposed by soil characteristics, provision is made for a density bonus if one or both of these utilities will be utilized in the development.

If public water or public sewer is utilized in the development, one additional dwelling unit may be constructed for each three acres of the net acreage of the site. Individual lot sizes and frontage requirements may be reduced by up to 25%.

If public water and public sewer are utilized in the development, one additional dwelling unit may be constructed for each 1.5 acres of the net acreage of the site. Individual lot sizes and frontage requirements may be reduced by up to 50%.

19624  
**Know all Men by these Presents, That**

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I, Florence Wilder, of Portland, in the County of Cumberland and State of Maine, in consideration of one dollar and other valuable consideration paid by Wesley Kinney and Gwendolyn H. Kinney, of Brookside Drive, Cumberland Center, in the County of Cumberland and State of Maine, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Wesley Kinney and Gwendolyn H. Kinney, as joint tenants, their heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon, situated on the Easterly side of the Harding Road in the Town of Gorham in the County of Cumberland and State of Maine and bounded and described as follows: Beginning at an iron hub driven in the ground on the Easterly sideline of said road, at the Southwesterly corner of land formerly of Joseph Harding, now or formerly of one Walker; thence Southerly along said road to the Northwesterly corner of land conveyed by Florence M. Wilder to Martin F. Shiers by warranty deed dated January 19, 1972, recorded in Cumberland County Registry of Deeds in Book 3209, Page 628; thence Easterly along the Northerly sideline of said Shiers land, 375 feet, more or less, to the Northerly corner of said Shiers land; thence Southerly along the Easterly sideline of said Shiers land 120 feet, to the Northerly sideline of land now or formerly of Roscoe Moody; thence Easterly along said Moody's land 35 feet, more or less, to an iron hub in the Northerly corner of said Moody land; thence Southerly along said Moody land to an iron hub driven in the ground in the Northerly sideline of a 2 rod town road which runs from land now or formerly of Colman Harding to the Week's land, so-called; thence Easterly along said road to land formerly of Henry Alden, later of Frank Johnson; thence Northerly along land of said Alden and land now or formerly of Samuel Swett to land now or formerly of said Walker; thence Westerly along said Walker land to the Easterly sideline of said Harding Road and the point of beginning.

Being a portion of the second parcel of land described in a deed from Henry N. Wilder to Alfred E. Wilder dated April 7, 1943, recorded in said Registry of Deeds in Book 1705, Page 243. The Grantor herein acquired title to said premises under the will of Alfred E. Wilder and abstract of which is recorded in said Registry of Deeds in Book 2570, Page 43.

Said premises are conveyed subject to taxes to the Town of Gorham for the year 1973 which the Grantees herein assume and agree to pay.

To Have and to Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Wesley Kinney and Gwendolyn H. Kinney, as joint tenants, their heirs and assigns, to them and their use and behoof forever. And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances except as aforesaid, that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs and assigns shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons, except as aforesaid.

In Witness Whereof,  
I, the said Florence Wilder, being a widow,

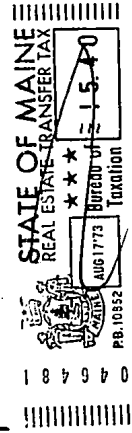
~~being in this deed as Grantor and disposing and conveying XXXXX rights by descent and all other rights in the above described premises,~~ have hereunto set my hand and seal this fifteenth day of August in the year of our Lord one thousand nine hundred and seventy-three.

Signed, Sealed and Delivered in presence of  
*Kelli Allen* Florence M. Wilder

State of Maine, Cumberland ss. August 15, 1973.  
Personally appeared the above named Florence Wilder

and acknowledged the foregoing instrument to be her free act and deed.  
Before me, *Kelli Allen* JUSTICE OF THE PEACE.

STATE OF MAINE, CUMBERLAND COUNTY, SS. REGISTRY OF DEEDS  
Received AUG 17 1973 at 3 o'clock 26 m. P M., and recorded  
in BOOK 3445 PAGE 239 Attest: *W. Curtis Huggins* Register.





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.*