

# FOR SALE/LEASE

Manufacturing/Warehouse/Distribution

52,000± SF | 4.379± acres



## 20 Morin Street, Biddeford

### Property Highlights

- 4 Dock Doors & 5 OHDs
- 1200 amp, 3-phase power
- 5-Ton Crane
- 3 Minutes to I-95



### Property Description

We are pleased to offer this 52,000± SF industrial building for lease at 20 Morin Street in Biddeford, Maine. The property features 1200 amp, 3-phase power, 4 dock doors, 5 overhead doors, a 5-ton crane, and ample lay down area. The convenient Biddeford Industrial Park location offers easy access to I-95 and Route One.

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207.773.7100 | [dunhamgroup.com](http://dunhamgroup.com)

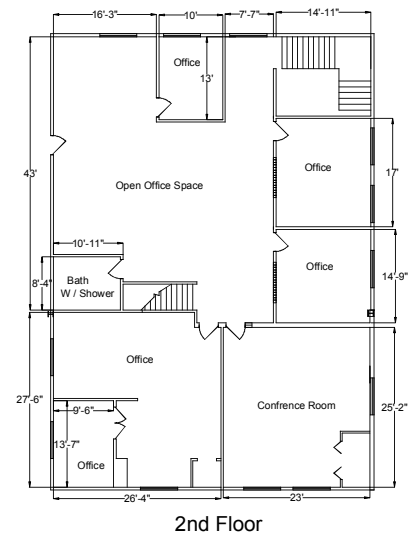
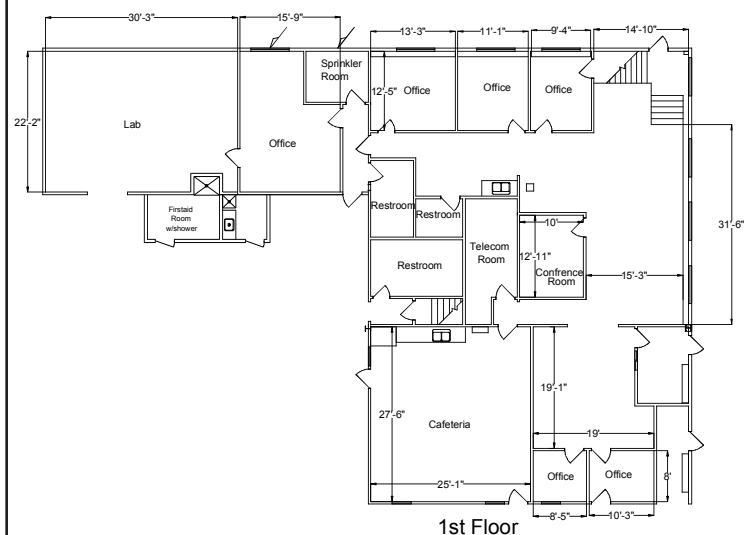


## Property Overview

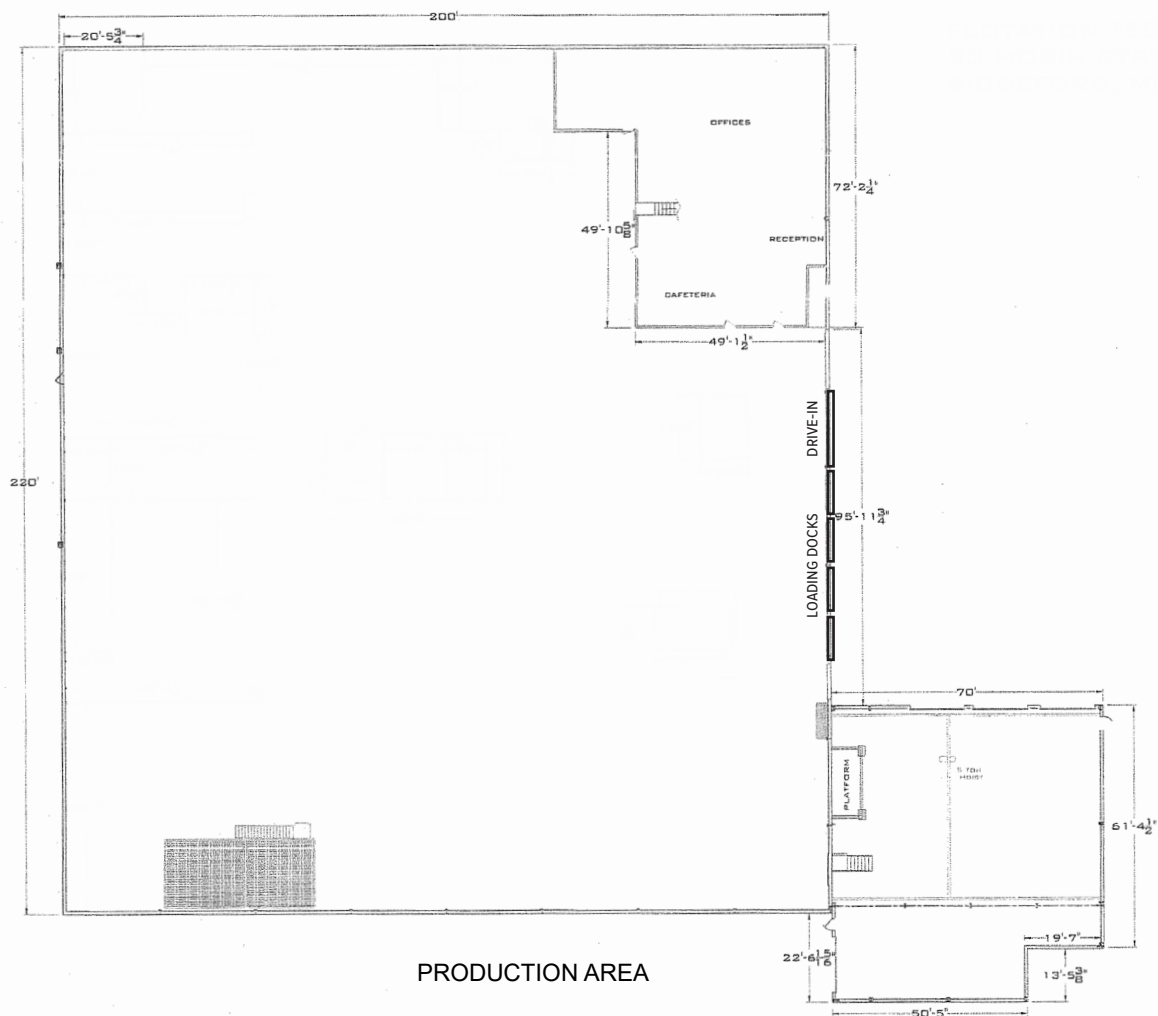
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| Owner                | 20 Morin Street, LLC                           |
| Building Size        | 52,000± SF                                     |
| Lot Size             | 4.379± acres                                   |
| Available Space      | 52,000± SF - Subdividable down to 30,000± SF   |
| Space Breakdown      | Warehouse/Manufacturing 44,440± SF             |
|                      | Office 7,560± SF                               |
|                      | Total 52,000± SF                               |
| Zoning               | Industrial (I-1, see attached chart)           |
| Assessor's Reference | Map 11, Lot 9-1                                |
| Year Built           | 1984                                           |
| Construction         | Pre-engineered metal                           |
| Roof                 | Sloped metal                                   |
| Floors               | Concrete slab                                  |
| Siding               | Metal                                          |
| Flooring             | Concrete slab                                  |
| Clear Height         | 18' -25'±                                      |
| Utilities            | Municipal water/sewer, natural gas             |
| Sprinkler System     | Combination of wet and dry system              |
| Loading Docks        | Four (4) 10' x 10'                             |
| Drive-in OHDs        | Five (5) - multiple sizes                      |
| Crane                | 5-ton crane                                    |
| HVAC                 | Central air in office                          |
| Electrical           | 1200 amp, 277/480 volt, 3-phase                |
| Lighting             | Mix of fluorescent and LED fixtures throughout |
| Bathrooms            | Men's and Women's restrooms in office          |
| Parking              | 82 spaces on-site                              |

**FOR SALE : \$5,950,000 - FOR LEASE : \$9.50/SF NNN**

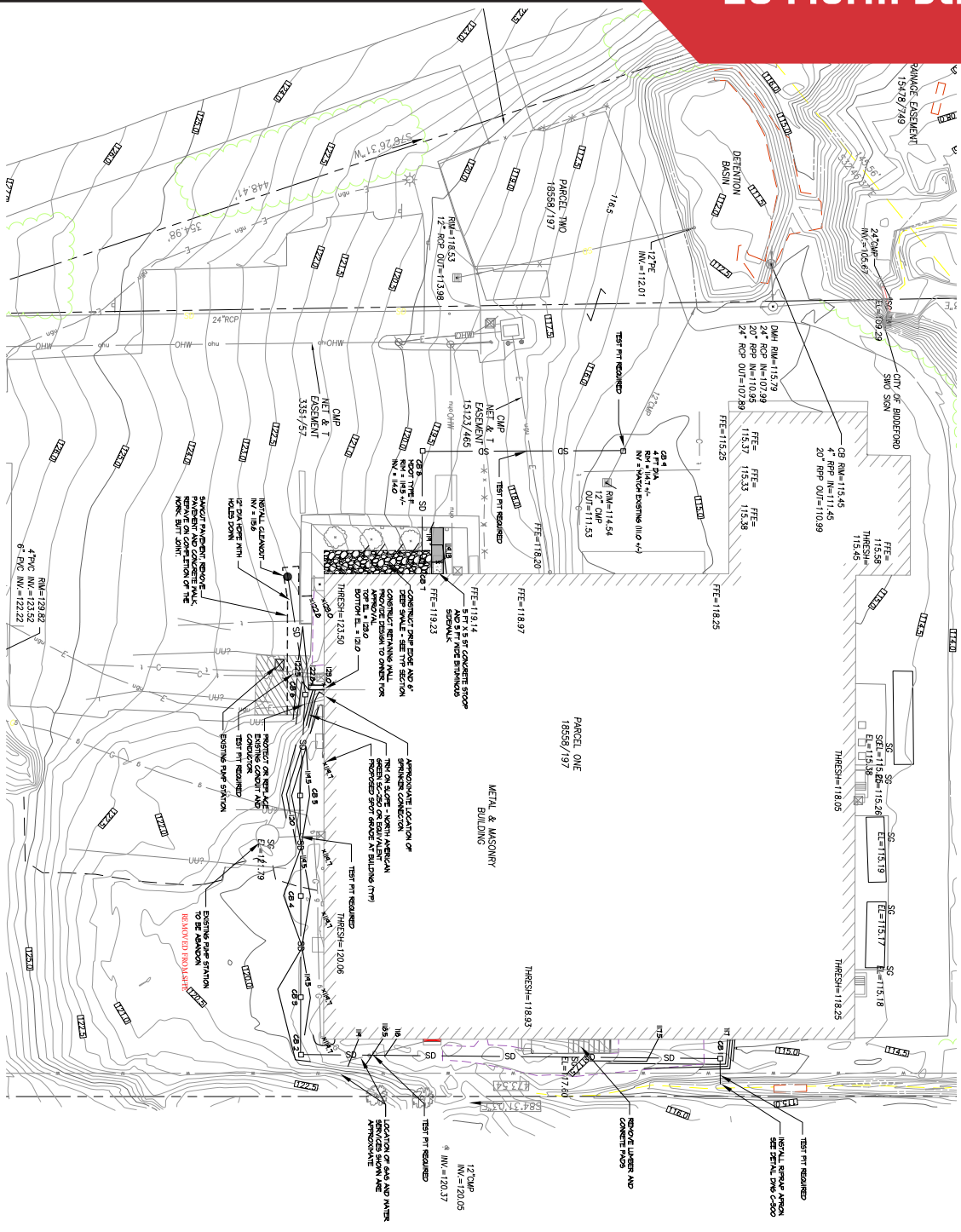




OFFICE AREA



PRODUCTION AREA

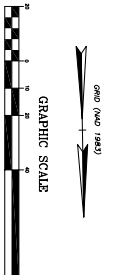


## UTILITY NOTES

1. TOPOGRAPHIC, SURVEY AND EXISTING UTILITY INFORMATION PROVIDED BY THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONSTRUCTION SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES NOT SHOWN ON THIS PLAN. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
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## GRADING & DRAINAGE NOTES

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# Zoning Overview

|                                                                                      | Article VI<br>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 | LR-F | M   | IN <sup>20</sup> | OR | MSRD-1 <sup>21</sup> | MSRD-2 | MSRD-3 |  |  |
|--------------------------------------------------------------------------------------|------------------------|------|----|-------|-------|-----|-----|-----|-----|-----|-----|-----------------------------|-----|-----|-----|-----|------|-----|------------------|----|----------------------|--------|--------|--|--|
| <b>Residential uses:</b>                                                             |                        |      |    |       |       |     |     |     |     |     |     |                             |     |     |     |     |      |     |                  |    |                      |        |        |  |  |
| Accessory dwelling units* 27                                                         | 78                     | P    |    | 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   |      |     | P                | P  | P                    | P      | P      |  |  |
| Boarding, rooming house*                                                             | 10                     |      |    |       |       |     | C   | C   |     |     |     |                             |     |     |     |     |      |     |                  |    |                      | C      | C      |  |  |
| Bed-and-breakfast*                                                                   | 9                      |      | C  |       |       |     | C   |     |     |     |     |                             | C   |     |     | C   |      |     |                  | C  | P                    | C      | P      |  |  |
| Cluster development*                                                                 | 18                     | C    | C  | C     | C     | C   | C   | C   |     |     |     |                             |     |     |     | C17 |      |     |                  |    |                      | C      |        |  |  |
| Congregate housing*                                                                  | 19                     |      |    |       |       |     | C   | C   |     |     |     |                             |     |     |     | C   |      |     |                  | C  | P                    | C      | P      |  |  |
| Duplex/2-family                                                                      | 24                     | C    |    | P     | P     | P   | P   |     |     |     |     |                             |     |     | P   | C   |      |     |                  | P  |                      | P      |        |  |  |
| Home occupation*                                                                     | 38                     | C    | C  | C     | C     | C   | 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   |     |     |                             | P1  | P   |     |     |      |     |                  | C  | P                    | P      | P      |  |  |
| Planned unit development*                                                            | 73                     |      |    |       |       |     | C   | C   |     |     |     |                             |     |     |     |     |      |     |                  | C  | C                    | C      | C      |  |  |
| Single-family dwelling 11                                                            | 2                      | P    | P  | P     | P     | P   | P   |     |     |     |     |                             | P   |     | P   | P   |      |     |                  | P  |                      | P      |        |  |  |
| <b>Commercial uses:</b>                                                              |                        |      |    |       |       |     |     |     |     |     |     |                             |     |     |     |     |      |     |                  |    |                      |        |        |  |  |
| Adult business                                                                       | 3                      |      |    |       |       |     |     |     | C17 |     |     |                             |     |     |     |     |      |     |                  |    |                      |        |        |  |  |
| Amusement center*                                                                    | 5                      |      |    |       |       |     |     | C   | C   |     |     |                             |     |     |     |     |      |     |                  |    | C                    |        | C      |  |  |
| Art gallery                                                                          |                        |      |    | C     |       |     |     | P   |     |     |     |                             |     |     | C   | C   |      |     |                  | C  | P                    | C      | P      |  |  |
| Art studio                                                                           |                        |      |    | C     |       |     |     | P   |     |     |     |                             |     |     | C   | C   |      |     |                  | C  | P                    | P      | P      |  |  |
| Auto body shops                                                                      |                        |      |    |       |       |     |     |     |     | C   |     | C                           |     |     |     |     |      |     |                  |    |                      |        |        |  |  |
| Automobile graveyard,<br>automobile recycling<br>business, junkyard*                 | 7                      |      |    |       |       |     |     |     |     | C   |     |                             |     |     |     |     | C    |     |                  |    |                      |        |        |  |  |
| Automobile repair, sales                                                             |                        |      |    |       |       |     |     |     | P   | P   |     | C                           |     |     |     |     |      |     |                  |    |                      |        | C      |  |  |
| Boat building, repair,<br>marine services, sales, boat<br>livery, marina, yacht club |                        |      |    |       |       |     |     | P   | P   |     | C   | P                           | P   | P   | P   |     |      |     |                  | C  |                      |        |        |  |  |
| Building materials retail<br>sales                                                   |                        |      |    |       |       |     |     | P   | P   | P   |     | P                           |     |     |     | C   |      |     |                  | C  |                      | P      |        |  |  |
| Carwash*                                                                             | 14                     |      |    |       |       |     |     | C   | C   | C   |     | A                           |     |     |     |     |      |     |                  |    |                      |        | C      |  |  |
| Commercial gardening,<br>commercial greenhouse*                                      | 17                     | C    | C  | C     | C     |     |     |     | P   |     |     |                             |     |     |     | P   |      |     |                  |    |                      |        |        |  |  |
| Commercial recreation*                                                               | 18                     |      |    |       |       |     |     | C   | C   | C   |     | C                           |     |     |     | C   |      |     |                  |    | P                    |        | P      |  |  |
| Commercial school*                                                                   | 53                     |      |    |       |       |     |     | P   | P   |     |     | P                           |     |     |     |     |      |     |                  |    | P                    |        | P      |  |  |
| Drugstore/medical supply                                                             |                        |      |    |       |       |     |     | P   | P   |     |     | P                           |     |     |     |     |      | P   |                  |    | P                    |        | P      |  |  |
| Financial institution                                                                |                        |      |    |       |       |     |     | P   | P   | C   |     | P                           |     |     |     |     |      |     | C19              |    | P                    |        | P      |  |  |
| Firewood processing*                                                                 | 33                     |      |    |       |       |     |     |     |     |     |     |                             |     |     |     | P   | P    |     |                  |    |                      |        |        |  |  |
| Fisheries processing,<br>storage*                                                    | 34                     |      |    |       |       |     |     |     |     |     |     |                             | P   |     |     |     |      |     |                  |    |                      |        |        |  |  |
| Funeral parlor                                                                       |                        |      |    |       |       |     |     | P   | P   | P   |     | P                           |     |     |     |     |      |     |                  |    |                      |        | P      |  |  |
| Gasoline service station*                                                            | 36                     |      |    |       |       |     |     | P   | P   | P   |     | C                           |     |     |     | C   |      |     |                  |    |                      |        |        |  |  |
| Hotel/motel*                                                                         | 40                     |      |    |       |       |     |     | P   | P   | P   |     | P                           |     | P   |     |     |      |     |                  | P  |                      | P      |        |  |  |
| Indoor theater                                                                       |                        |      |    |       |       |     |     | P   | P   | P   |     | P                           |     |     |     |     |      |     |                  |    | P                    |        | P      |  |  |
| Kennel, veterinary<br>hospital*                                                      | 42                     |      |    |       |       |     |     |     | P   | P   |     | P                           |     |     |     |     | P    |     |                  |    |                      |        |        |  |  |
| Marijuana caregiver retail<br>store                                                  | 77                     |      |    |       |       |     |     |     |     | C   | C   | C                           |     |     |     |     |      |     |                  |    |                      |        |        |  |  |
| Marijuana store, adult use                                                           | 77                     |      |    |       |       |     |     |     |     |     |     |                             |     |     |     |     |      |     |                  |    |                      |        |        |  |  |
| Marijuana cultivation<br>facility                                                    | 77                     |      |    |       |       |     |     |     |     | C   | C   |                             |     |     |     |     |      |     |                  |    |                      |        |        |  |  |
| Marijuana testing facility                                                           | 77                     |      |    |       |       |     |     |     |     | C   | C   |                             |     |     |     |     |      |     |                  |    |                      |        |        |  |  |
| Marijuana products<br>manufacturing facility                                         | 77                     |      |    |       |       |     |     |     |     | C   | C   |                             |     |     |     |     |      |     |                  |    |                      |        |        |  |  |
| Neighborhood convenience<br>store/service                                            |                        | C4   | C4 | C4    | C4    | P   | P   | P   | P   |     |     | P                           |     |     |     | P   |      |     |                  |    | P                    | C      |        |  |  |
| Off-street loading and<br>parking lot and facilities,<br>commercial parking garage   | 49                     |      |    |       |       | C   | P   | P   | P9  | P   |     | A                           | P   | P   | P   | C   |      |     |                  |    | P                    | C      | P      |  |  |
| Offices, business and<br>professional*                                               | 52                     |      |    |       |       |     |     | P   | P   | P   | P   | P                           |     | P   | P   |     |      | P10 |                  | C  | P                    | C      | P      |  |  |
| Planned unit<br>developments*                                                        | 73                     |      |    |       |       |     |     | C   | C   |     |     |                             |     |     |     |     |      |     |                  |    | C                    |        | C      |  |  |
| Publishing, printing                                                                 |                        |      |    |       |       |     |     | P   | P   | P   | P   | P                           | P   | P   | P   | C   |      |     |                  | C  | P                    |        | P      |  |  |
| Restaurant*                                                                          | 56                     |      |    |       |       |     |     | P   | P   | P   |     | P                           | P   | P   | P   | C   |      | C   |                  |    | P                    |        | P      |  |  |
| Retail store                                                                         |                        |      |    |       |       |     |     | P   | P   | P   |     | P                           | P   | P   | P   | C   |      | C   |                  |    | P                    |        | P      |  |  |
| Sawmill*                                                                             | 33                     |      |    |       |       |     |     |     |     |     |     |                             |     |     |     | C   | C    |     |                  |    |                      |        |        |  |  |
| Services                                                                             |                        |      |    |       |       |     |     | P   | P   | P   |     | P                           | P   | P   | P   | C   |      | C   |                  | C  | P                    |        | P      |  |  |
| Shopping center                                                                      |                        |      |    |       |       |     |     | C   | C   | C   |     | C                           |     |     |     |     |      |     |                  |    | C                    |        | P      |  |  |
| Telecommunications<br>facilities                                                     | 71                     |      |    |       |       |     |     |     |     |     |     | C                           |     |     |     | C   | C    |     |                  |    |                      |        |        |  |  |
| Wholesale business                                                                   |                        |      |    |       |       |     |     |     | P   | P   | P   | P                           |     |     |     |     |      |     |                  |    |                      |        | P      |  |  |

## Zoning Overview - Cont

|                                                | Article VI<br>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 | LR-F | M | IN <sup>3</sup> | OR | MSRD-1 <sup>1A</sup> | MSRD-2 | MSRD-3 |
|------------------------------------------------|------------------------|------|----|-------|-------|-----|-----|-----|---------|-----|-----|-----|-----|-----|-----|-----|------|---|-----------------|----|----------------------|--------|--------|
| 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   | C    |   |                 |    |                      |        |        |
| Demolition disposal*                           | 23                     |      |    |       |       |     |     |     |         |     |     |     |     |     |     |     | C    |   |                 |    |                      |        |        |
| Experimental research and testing laboratory   | 29                     |      |    |       |       |     |     |     | C       | C   | C   | C   |     |     |     |     |      | C | C19             |    |                      |        | C      |
| Light manufacturing*                           | 41                     |      |    |       |       |     |     |     | C       | P   | P   | P   |     |     |     |     |      |   |                 |    |                      |        | P      |
| Light trucking dependent industry*             | 41                     |      |    |       |       |     |     |     | C       | P   | P   | C   |     |     |     |     |      |   |                 |    |                      |        | P      |
| Manufacturing*                                 | 41                     |      |    |       |       |     |     |     |         | C   | C   | C   |     |     |     |     |      |   |                 |    |                      |        | P      |
| Planned unit developments*                     | 73                     |      |    |       |       |     |     |     |         | C   | C   | C   |     |     |     |     |      |   |                 |    |                      |        | C      |
| Resource recovery facility                     |                        |      |    |       |       |     |     |     |         |     |     |     |     |     |     |     |      |   |                 |    |                      |        |        |
| Recycling facilities                           | 76                     |      |    |       |       |     |     |     |         | C   | C   |     |     |     |     |     |      |   |                 |    |                      |        |        |
| Redemption centers                             |                        |      |    |       |       |     |     |     | C       | P   |     |     |     |     |     |     | P    |   |                 |    |                      |        | C      |
| Storage of bulk gaseous fuels*                 | 41                     |      |    |       |       |     |     |     |         | P   | P   | P   |     |     |     |     |      |   |                 |    |                      |        |        |
| Transportation facilities                      |                        |      |    |       |       |     |     |     |         | P   |     |     | C14 | P   |     | P   |      |   |                 |    |                      |        | P      |
| Trucking, distribution terminal*               |                        |      |    |       |       |     |     |     | C       | P   | P   | C   |     |     |     |     |      |   |                 |    |                      |        |        |
| Warehousing and storage*                       | 60                     |      |    |       |       |     |     |     | P       | P   | P   | A   |     |     |     |     |      |   |                 |    |                      |        | C      |
| Self-storage facilities*                       | 60                     |      |    |       |       |     |     | C16 | C25, 26 | P   |     | C   |     |     |     |     |      |   |                 |    | C                    | C      | C      |
| <b>Educational, institutional public uses:</b> |                        |      |    |       |       |     |     |     |         |     |     |     |     |     |     |     |      |   |                 |    |                      |        |        |
| Addiction treatment facility                   | 22                     |      |    |       |       |     |     |     |         |     |     |     |     |     |     |     |      | C |                 |    |                      |        |        |
| Church, synagogue*                             |                        | C    | C  | C     | C     | C   | C   |     | C       |     |     |     |     |     |     | C   |      | C |                 |    | C                    | C      | C      |
| Civic, convention centers                      |                        |      |    |       |       |     |     | C   | C       |     |     | C   |     |     |     |     |      |   |                 |    | C                    | C      | C      |
| Community centers, clubs                       |                        |      |    |       |       | C   | C   | C   | C       | P   |     |     | C   |     |     |     |      |   |                 |    | C                    | C      | C      |
| Day-care center, adult                         | 22                     | C    | C  | C     | C     | C   | C   | C   | C       | P   | P   | P   |     |     |     | C   |      | C |                 |    | C                    | C      | C      |
| Day-care home, adult                           | 22                     | C    | C  | C     | C     | C   | C   | C   | C       |     |     |     |     | C   | C   | C   | C    | C |                 |    | C                    | C      | C      |
| Day-care home, children's                      | 22                     | C    | C  | C     | C     | C   | C   | 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   | C    | C |                 |    | C                    | C      | C      |
| Essential services                             | 27                     | C    | C  | C     | C     | C   | C   | C   | C       | C   | C   | C   | C   | C   | C   | C   | C    | C |                 | C  | C                    | C      | C      |
| Fire, police station                           |                        |      |    |       |       | C   | C   | P   | P       |     |     | P   |     |     |     | C   |      |   | C19             |    | P                    | C      |        |
| Group homes, hospice                           | 19                     | C    | C  | C     | C     | P   | P   | P   | P       |     |     |     |     |     |     | C   |      |   |                 |    | C                    | C      | P      |
| Hospital*                                      | 39                     |      |    |       |       |     |     |     |         |     |     |     |     |     |     |     |      | P |                 |    |                      |        | P      |
| Municipal use                                  | 47.1                   | C    | C  | C     | C     | C   | C   | P   | P       | P   | P   | P   | P   | P   | P   | C   | C    | P |                 | C  | P                    | C      | P      |
| Museum, library                                |                        |      | C  |       |       |     |     | P   | P       |     |     | C   |     |     |     | C   |      | P | C19             |    | P                    | C      | P      |
| Nursing home*                                  | 39                     | C    |    |       |       | P   | P   |     |         |     |     |     |     |     |     | C   |      | C |                 |    | C                    | C      | C      |
| Public and private schools*                    | 53                     |      |    | C     | C     | P   | P   |     | C       |     |     |     |     |     |     | P   |      | C |                 |    | C                    | C      | C      |
| Public facility                                |                        | C    | C  | C     | C     | C   | C   | P   | P       | C   | C   | P   | C   | C   |     | C   | C    | C | C               | C  | P                    | C      | P      |
| Rehabilitation facility                        |                        |      |    |       |       |     |     |     |         |     |     |     |     |     |     |     |      | P |                 |    |                      |        | C      |
| University/college*                            |                        | C    | C  |       |       |     |     |     |         |     |     | C   |     |     |     | C   |      | C | P               |    | C                    |        | P      |
| University uses*                               |                        | C    |    |       |       |     |     |     |         |     |     | C   |     |     |     | C   |      | C | P               |    | C                    |        | P      |
| Water supply system                            | 27                     | C    | C  | C     | C     | C   | C   | C   | C       | C   | C   | C   | C   | C   | C   | C   | C    | C | C               | C  | C                    | C      | C      |
| <b>Outdoor, resource-based uses:</b>           |                        |      |    |       |       |     |     |     |         |     |     |     |     |     |     |     |      |   |                 |    |                      |        |        |
| Agriculture*                                   | 5, 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   | C    |   | C19             |    |                      |        |        |
| Extractive industry*                           | 30                     |      |    |       |       |     |     |     | P2      | P2  |     |     |     |     |     | P2  | P2   |   |                 |    |                      |        |        |
| Farm stands* 13                                | 31                     |      |    |       |       |     |     |     |         |     |     |     |     |     |     | P   |      |   |                 |    |                      |        |        |
| Timber harvesting                              | 64                     |      | C  |       |       |     |     |     |         |     |     |     |     |     |     | P   | P    |   | C19             |    |                      |        |        |
| 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    |   | P19             |    | P                    | P      | P      |

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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

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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.