Property Management services are not included in this agreement. If agreed to it must be on a separate written agreement.

Seller hereby authorizes and consents to the disclosure of information herein to lender, closing agent and Maine Listings, if any, upon request for verification and compliance purposes.

The Seller acknowledges and agrees that:

1. Neither the Agency nor the licensee is insured against damage or loss of the seller's personal property, Seller(s) agree to release and indemnify the agent/agency should a loss occur.
2. This agreement creates an agency/client relationship which means that the Seller's Appointed Agent owes the Seller fiduciary duties of Obedience (to follow lawful instructions), Loyalty, Disclosure, Confidentiality, Accountability, Reasonable Care, and Diligence.Some of these duties will change under Disclosed Dual Agency.

The Seller agrees to convey Property by good and sufficient warranty deed.

Personal property included in the selling price; _____

Real property excluded from selling price; _____

It is the policy of the Agency to cooperate with buyer agents, and transaction brokers. The Agency does not cooperate with subagents.

SPECIAL CONDITIONS; _____

Notice to out of state sellers: the Maine State law requires Buyers of property owned by Non-resident sellers to withhold a prepayment of 2.5% of the sale price deducted from the sale proceeds for prepayment of capital gains tax. Consult your attorney, or tax advisor if this is an area of concern for you.

THE AGENCY AND SELLER EACH AGREE THAT THIS PROPERTY WILL BE OFFERED IN COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL FAIR HOUSING AND CIVIL RIGHTS LAWS.

This is a legally binding document. You may want to consult an Attorney before signing.

It is important to the Agency that you have read and completely understand this document. By signing this document you are acknowledging you have read it, understand it and sign it willingly, as your free and voluntary act. Signature on this document acknowledges receipt of a copy of this document. Agreement may be signed on any number of identical counterparts which have the same legal effect as if all signatures were on one document. Original or other electronically transmitted signatures are binding.

Wendy Harmon
Affiliated Licensee for Keller Williams Realty

Signed by: Cynthia Petropoulos 9/30/2026 | 2:48 PM EDT
Seller 1A51E7AD064489... Date

Signed by: Peter Petropoulos 9/30/2026 | 11:29 AM PDT
Seller 9B642AE159A3452... Date

Seller Date

Seller Date

Seller(s) Mailing Address: _____
Seller(s) Cell Phone Number(s): _____
Seller(s) email address: _____

Seller(s) Mailing Address: _____
Seller(s) Cell Phone Number(s): _____
Seller(s) email address: _____

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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Peter Petropoulos, Cynthia Petropoulos** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **74 West Commonwealth Dr, Portland, ME**

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards **(check one below):**

___ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

_____

_X_ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller **(check one below)**:

___ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____

_____

_X_ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has **(check one below)**:

___ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

___ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	Seller Signed by: Peter Petropoulos 10B643AE159A3452 **Peter Petropoulos**	9/30/2026 | 11:29 AM Date
Buyer	Date	Seller Signed by: Cynthia Petropoulos 11CEA51E7AD04489 **Cynthia Petropoulos**	9/30/2026 | 2:48 PM EI Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Agent **Wendy Harmon**	9/30/26 Date

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