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Pooley Realty Group

TOWN OF WALDOBORO
TAX-ACQUIRED PROPERTY DISCLOSURE & BUYER ACKNOWLEDGMENT

DRAFT FOR TOWN / TOWN ATTORNEY REVIEW BEFORE USE

Property Address: 206 Ralph Wink Road

Map/Lot: R3 / 29G

Seller: Inhabitants of the Municipality of Waldoboro

MLS #: TBD

Buyer(s): TBD

Date Provided: TBD

1. NATURE OF MUNICIPAL / TAX-ACQUIRED SALE

Seller is the Town of Waldoboro, which acquired the property through the municipal tax-acquisition process. The Town has not occupied the property and may have limited information concerning its condition, systems, history, maintenance, or prior use. This form is intended to identify information actually known to or available from the Town and is not a representation that the Town has investigated the property.

Maine's statutory residential property-disclosure requirements exempt transfers to or from a governmental entity. This municipal form is being provided to promote clear disclosure and buyer due diligence; it is not the statutory owner-occupant disclosure form.

2. MUNICIPAL RECORDS / INFORMATION AVAILABLE

Check items provided or made available, if any. Attach copies where appropriate.

- ☑ Tax card / assessing record
- ☑ Code Enforcement / permit records
- ☑ Septic design / subsurface wastewater records
- ☑ Well information / ☒ water test
- ☒ Survey / ☒ plan / ☑ deed information
- ☑ Flood-hazard information
- ☒ Heating / fuel records
- ☒ Environmental / hazardous-material information
- ☒ Prior notices, complaints, or violation records
- ☒ Other: NONE

3. PROPERTY INFORMATION KNOWN TO SELLER

For each item, check the status that best reflects the Town's present information. “Unknown” means the Town does not have sufficient information to answer.

ITEM	STATUS	INFORMATION / NOTES
Water supply / well	☑ Known ☐ Unknown ☐ N/A	Notes: Private Well
Septic / sewer	☑ Known ☐ Unknown ☐ N/A	Notes:Private Septic
Heating system / fuel	☐ Known ☑ Unknown ☐ N/A	Notes:
Electrical system	☐ Known ☑ Unknown ☐ N/A	Notes: 100 Amp meter on property
Foundation / structure	☐ Known ☑ Unknown ☐ N/A	Notes
Roof / exterior	☐ Known ☑ Unknown ☐ N/A	Notes:
Plumbing	☐ Known ☑ Unknown ☐ N/A	Notes:
Access / rights-of-way	☑ Known ☐ Unknown ☐ N/A	Notes: ROW Per Deed
Flood / drainage	☐ Known ☑ Unknown ☐ N/A	Notes:
Hazardous materials / environmental	☐ Known ☑ Unknown ☐ N/A	Notes:

4. KNOWN MATERIAL CONDITIONS / ADDITIONAL INFORMATION

List any known physical condition, municipal record, notice, violation, casualty, damage, repair, access issue, boundary issue, environmental condition, or other information that may be material to a purchaser. Attach additional pages and supporting documents as needed.

1988 Astro Mobile home on property is not accessible, unknown condition, sold as-is where is. Property is currently occupied by squatters, buyers to deal with eviction post closing, no access to the interior of the mobile home to be given. Exterior access only with advanced notice to listing broker.

5. BROKERAGE DISCLOSURE

Pooley Realty Group and its affiliated licensees remain responsible for their obligations under Maine real estate brokerage law. Nothing in this form limits the brokerage's obligation to treat prospective buyers honestly or to timely disclose material defects pertaining to the physical condition of the property that the seller agent knew or, acting reasonably, should have known.

Brokerage-known material information not already stated above (if none, write “None known”):

Well Info: Bill Knowlton Well drilling, Well depth 320 ft, AMT casing40 ft GPM 4 Date 8/96. See attached broker photos. Well, appears to have third party modifications to casing and pump wiring.

6. BUYER DUE DILIGENCE

Buyer acknowledges that Seller is a municipality, has not occupied the property, and has limited information concerning its condition and history. Buyer is strongly encouraged to independently investigate the property and obtain all inspections, tests, title review, survey/boundary review, water and septic evaluation, environmental review, municipal research, insurance/flood review, and other professional advice or due diligence Buyer considers appropriate before purchasing.

No statement in this form is intended to discourage inspections or waive disclosure obligations concerning information actually known to Seller or the brokerage.

7. SELLER CERTIFICATION

The undersigned authorized representative of the Town of Waldoboro certifies that, to the best of the Town's present knowledge and based on information reasonably available to the Town, the information supplied by Seller in this form is accurate as of the date signed. Seller makes no representation concerning matters identified as unknown.

Town Authorized Representative: Julie Keizer Title: Town Manager

DocuSigned by:

Signature: Julie Keizer Date: 9/29/2026

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8. BUYER RECEIPT & ACKNOWLEDGMENT

Buyer acknowledges receipt of this disclosure and any attachments identified above. Buyer understands the limited nature of the municipal Seller's knowledge and that receipt of this form is not a substitute for Buyer's own inspections and due diligence. Buyer's signature acknowledges receipt and understanding only and does not, by itself, waive any rights or create any representation not expressly stated in writing.

Buyer: _____ Date: _____

Buyer: _____ Date: _____