



# Kick-Out Notice/Notice Of Backup Contract

1 **SELLER:** \_\_\_\_\_

2 \_\_\_\_\_

3 **BUYER:** \_\_\_\_\_

4 \_\_\_\_\_

5 **PROPERTY:** \_\_\_\_\_

6 \_\_\_\_\_

7 **EFFECTIVE DATE OF CONTRACT:** \_\_\_\_\_

8 \_\_\_\_\_

9 SELLER hereby gives notice to BUYER, or Licensee Assisting Buyer, of SELLER'S receipt and  
10 acceptance of a Backup Contract to purchase the Property. Pursuant to the provisions of the Contract  
11 relating to the sale of BUYER'S Property, **BUYER HAS \_\_\_ DAYS, AS PROVIDED IN THE**  
12 **CONTRACT, FROM THE DATE AND HOUR OF RECEIPT OF THIS NOTICE TO COMPLY WITH THE**  
13 **REQUIREMENTS FOR WAIVER OF THE CONTINGENCY FOR SALE AND/OR CLOSING OF**  
14 **BUYER'S PROPERTY.** If BUYER does not comply with the requirement for waiver within the time  
15 provided, the Contract between SELLER and BUYER is terminated and SELLER may proceed with the  
16 Backup Contract and shall authorize refund of BUYER'S Earnest Money.

17 \_\_\_\_\_

18 \_\_\_\_\_

19 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES,**

20 **THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**

21 **IF NOT UNDERSTOOD, CONSTULT AN ATTORNEY BEFORE SIGNING.**

22 \_\_\_\_\_

23 \_\_\_\_\_

24 **SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_ **TIME** \_\_\_\_\_

25 \_\_\_\_\_

26 \_\_\_\_\_

27 \_\_\_\_\_

28 **SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_ **TIME** \_\_\_\_\_

29 \_\_\_\_\_

30 \_\_\_\_\_

31 **SIGNATURE BELOW CONFIRMS RECEIPT OF NOTICE ONLY**

32 \_\_\_\_\_

33 **BY:**  **BUYER**  **LICENSEE ASSISTING BUYER**  
34  **BROKER**  **OTHER AUTHORIZED LICENSEE**

35 \_\_\_\_\_

36 **BY:** \_\_\_\_\_

37 **SIGNATURE OF PERSON RECEIVING NOTICE**

38 \_\_\_\_\_

39 \_\_\_\_\_

40 \_\_\_\_\_

41 **DATE** \_\_\_\_\_ **TIME** \_\_\_\_\_

**CERTIFICATE OF DELIVERY.** (To be completed if receiving party does not acknowledge receipt above.)  
A copy of the foregoing Notice was delivered by \_\_\_\_\_ (method of delivery) to \_\_\_\_\_  
on \_\_\_\_\_ (date of delivery) at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
By: \_\_\_\_\_ / \_\_\_\_\_  
(Print Name) (Signature of Person Delivering Notice)

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised September 2020. All previous versions of this document may no longer be valid. Copyright January 2023.