



Ask the Realtor: What is a Kick Out Clause?

A kick out clause allows the seller to keep their home on the market for a certain amount of time after accepting an offer. If during that time the seller gets another offer they prefer better, they essentially kick out the first offer and accept the second.

The most common reason for a kick-out clause is the seller accepts an offer but it has a contingency or condition that must be met. That contingency/condition may delay the sale or impeded the sale in some way until it is met.

A typical contingency is the sale of the buyers home. The offer may be written with the contingency that the buyer must sell their home before they can purchase a new one. With a kick-out clause, if the seller finds a new buyer, the original (first) buyer gets a certain amount of time to remove the contingency and move forward with the sale. If the original buyer does remove the contingency, the contract for the sale of the house is dead. The seller then accepts the offer from the new buyers.

For Sale: \$547,500 – 9 Farnsworth Ln Lancaster



Beautifully maintained four bedroom, 2 ½ bath colonial on cul-de-sac. Spacious country kitchen with quartz counter tops, island, tile backsplash and breakfast nook with slider to private patio back yard. Open floor plan from the kitchen to the cathedral ceiling fireplace family room. Brand New 50 year roof! Town sewer & town water. Commuters delight, near 495.

If you are considering buying or selling, let's work together and make it a realty reality.

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Food Trucks

They're not just serving cold sandwiches and soda. Today's trucks serve everything from bbq chicken, tacos and pizza, to fried dough and cupcakes. And they've become so popular at outdoor festivals they are now part of the main attraction.

Aug 7 12 am -11:59 pm, Normandy Farms Campground, 72 West St Foxboro MA – Summer Food Truck Festival #2

Come eat local food, visit the beer garden and sit by the fire enjoying the live entertainment. This event is serving bbq ribs/chicken, burgers, wood fired pizza, ice cream and more.

Aug 10 11am-7pm, 34 Emerson Rd, Milford NH- Great NE BBQ and Food Truck Festival

Fun for the whole family with a bounce house, face painting, corn hole tournaments, indoor artisan booths, live music and a libations tent. Food trucks from around the area with eating contests (jello, twinkies, etc).

Aug 18 12-5pm, Cisco Brewers Portsmouth, 35 Corporate Dr, Portsmouth NH – New Hampshire Food Truck and Craft Beer

Eggrolls, shish kabobs, hot dogs, burritos, bacon, cupcakes you name it, the variety is plentifully. And don't forget the beer: lagers, ales, plenty of cold brews to wash down your new favorite eats.

Aug 24 12-6pm, Kalon Farms Lancaster, 339 Seven Bridge Rd, Lancaster MA- Clustertruck Food Festival Over twenty five (25) food trucks, craft beer, artisans and live music. Come celebrate the end of summer with a full day of music and fun for all. Parking is free.

Aug 31-Sept 1 Mohegan Sun, in the Winter parking lot, Uncasville CT-N.E. Food Truck Festival

Dozens of food trucks, live music, kids events, field games and to top it off, fireworks Saturday night. This 4th annual event is not to be missed.

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