

FANCY FLORIDA PUPPIES LLC

PET-ONLY PUPPY PURCHASE CONTRACT**Strict No-Breeding Agreement and Health Guarantee**

Effective Date	_____	Transfer Date	_____
Seller	Christine Greenberg	Buyer	_____
Puppy Name	_____	Breed	_____
Date of Birth	_____	Sex / Color	_____
Microchip	_____	Registration	_____
Purchase Price	\$ _____	Deposit	\$500.00
Balance Due	\$ _____	Payment Method	_____

PURCHASE TERMS

Companion-Pet Purchase. Buyer is purchasing the puppy solely as a companion animal and agrees to provide a safe, loving, humane, and permanent home. No breeding rights are included or implied. **Buyer Initials:** _____

Payment and Transfer. The \$500 deposit is non-refundable and non-transferable unless Seller agrees otherwise in a signed writing. Buyer understands that the deposit reserves the selected puppy, removes that puppy from availability to other families, and is applied toward the puppy's purchase price. The remaining balance must be paid in full before the puppy leaves Seller's possession. Ownership transfers only after full payment, execution of this Contract, and physical delivery of the puppy. **Buyer Initials:** _____

No Change-of-Mind Refund. Refunds will not be given for landlord restrictions, allergies, family disagreements, lifestyle changes, work schedules, moving, divorce, ordinary puppy behavior, lack of training, Buyer remorse, or other circumstances unrelated to a remedy expressly provided by this Contract. **Buyer Initials:** _____

PUPPY SELECTION, VISITS, AND UPDATES

Home Visits and Puppy Safety. Buyer acknowledges Fancy Florida Puppies' updated safety policy that no home visits are permitted before the scheduled Puppy Pick-Up Day. This policy is intended to protect young puppies and litters from unnecessary exposure to illness and outside pathogens. **Buyer Initials:** _____

FaceTime Puppy Selection. Buyer understands that Fancy Florida Puppies provides one scheduled FaceTime appointment for puppy selection when applicable, in place of an in-home puppy-selection visit. **Buyer Initials:** _____

Puppy Photo Updates. Buyer understands that individual puppy photo updates are generally provided approximately every two weeks. Timing may vary based on the care needs of puppies, mothers, and litters. **Buyer Initials:** _____

Social Media Updates. Buyer understands that Fancy Florida Puppies regularly shares current photos, videos, litter updates, and behind-the-scenes content through its social media pages, and Buyer is encouraged to follow those pages for the most current general updates. **Buyer Initials:** _____

HEALTH DOCUMENTATION AND INITIAL EXAMINATION

Florida Veterinary Health Certificate. At transfer, Seller will provide the puppy's current Florida Official Certificate of Veterinary Inspection (health certificate), age-appropriate vaccination and deworming information, microchip information, and available veterinary records. **Buyer Initials:** _____

Seventy-Two-Hour Examination. Buyer shall have the puppy examined by a licensed veterinarian within seventy-two (72) hours after taking possession. Buyer must notify Seller within twenty-four (24) hours of any serious concern and provide the written veterinary report and records requested. Failure to complete the examination may void the applicable health-guarantee protection. **Buyer Initials:** _____

Condition at Transfer. Buyer confirms an opportunity to inspect the puppy and accepts the puppy in the condition documented at transfer, subject to the specific health guarantees and non-waivable legal rights stated in this Contract. **Buyer Initials:** _____

HEALTH GUARANTEE

Initial Health Protection. If Buyer's veterinarian documents a life-threatening illness or serious pre-existing condition during the seventy-two-hour examination period, Buyer must notify Seller promptly and supply complete records. Seller may obtain a second opinion from a veterinarian chosen by Seller. **Buyer Initials:** _____

ONE-YEAR CONGENITAL AND HEREDITARY GUARANTEE

Coverage. Seller guarantees the puppy against a serious congenital or hereditary defect for one (1) year from the puppy's date of birth. For purposes of this Agreement, a covered defect must substantially and permanently impair the puppy's health or normal quality of life, or be reasonably expected to result in death, as diagnosed in writing by a licensed veterinarian. The condition must be supported by complete veterinary records, diagnostics, and the puppy's microchip identification. **Buyer Initials:** _____

Remedy. If a covered condition is confirmed, Seller will provide a replacement puppy of comparable value from the next reasonably available litter. No cash refund will be issued, and Seller is not responsible for veterinary bills, travel, transportation, lost wages, emotional distress, or other incidental or consequential expenses. **Buyer Initials:** _____

Death During Initial Period. If the puppy dies during the initial seventy-two-hour period, Buyer must obtain a necropsy from a licensed veterinarian at Buyer's expense. If the necropsy confirms a covered pre-existing condition, the replacement-puppy remedy above applies. **Buyer Initials:** _____

OPTIONAL FIVE-YEAR EXTENDED GUARANTEE

Eligibility. Buyer may extend congenital and hereditary coverage to five (5) years from the puppy's date of birth only by continuously using TLC Pet Food and NuVet Plus, with both products purchased through the designated ordering links provided on the official Fancy Florida Puppies, LLC website, maintaining routine veterinary care, and providing purchase and veterinary records upon request. Failure to purchase and continuously maintain either product through the designated links on the Fancy Florida Puppies, LLC website may void the extended coverage. **Buyer Initials:** _____

EXCLUSIONS AND DISCLOSURES

Parasites and Common Conditions. Buyer understands that parasites and related organisms, including coccidia, giardia, worms, bacteria, ear yeast, and ear mites, can have incubation periods, may be stress-related, and may be acquired after transfer. Testing, prevention, treatment, and associated expenses after transfer are Buyer's responsibility unless non-waivable law provides otherwise. **Buyer Initials:** _____

Excluded Conditions. The guarantee does not cover injuries, accidents, fleas, ticks, allergies, obesity, hypoglycemia caused by neglect, environmental conditions, vaccine or medication reactions, infectious disease acquired after transfer, underbites, overbites, hernias, retained testicles, cosmetic conditions, or problems resulting from improper care, nutrition, housing, supervision, treatment, or breeding. **Buyer Initials:** _____

Pet Quality. Seller does not guarantee future adult size, color, coat, markings, show quality, breeding quality, fertility, temperament, training results, performance ability, or allergy compatibility. The puppy is sold as a companion pet, not a show, breeding, or competition prospect. **Buyer Initials:** _____

Veterinary Opinions. Veterinary opinions may differ. A diagnosis or recommendation from Buyer's veterinarian does not alone establish Seller's fault or breach. Seller retains the right to review records and obtain a second veterinary opinion before providing a contractual remedy. **Buyer Initials:** _____

STRICT PET-ONLY / NO-BREEDING TERMS

Absolute No-Breeding Rule. Buyer shall never breed, attempt to breed, permit breeding, provide stud service, collect or store semen or ova, arrange artificial insemination or embryo transfer, conduct reproductive testing, or allow any natural or assisted reproductive use of the dog. The prohibition applies to intentional, accidental, negligent, and third-party breeding. **Buyer Initials:** _____

Mandatory Spay or Neuter. Buyer shall have the dog spayed or neutered and provide Seller with written veterinary proof of the completed procedure within one (1) year from the date Buyer takes possession of the dog. Until sterilization, Buyer must securely separate the dog from intact dogs of the opposite sex and prevent escape or mating. **Buyer Initials:** _____

BREEDING VIOLATIONS, FINES, AND ENFORCEMENT

Breeding Violation Fine. For every unauthorized litter, Buyer agrees to pay Seller liquidated damages of Twenty-Five Thousand Dollars (\$25,000.00). The parties acknowledge that unauthorized breeding damages Seller's bloodlines, breeding program, reputation, goodwill, retirement decisions, and future business opportunities in ways that are difficult to calculate precisely. **Buyer Initials:** _____

Per-Puppy Fine. Buyer further agrees to pay Seller Five Thousand Dollars (\$5,000.00) for each puppy produced. Each puppy constitutes a separate violation regardless of whether the puppy is retained, sold, gifted, traded, transferred, or otherwise placed. **Buyer Initials:** _____

No Accidental-Litter Defense. Accidental breeding, inadequate supervision, unsecured fencing, failure to separate intact animals, escape, negligence, or third-party conduct does not excuse a violation. Every litter produced is a breach regardless of intent. **Buyer Initials:** _____

Income and Records. Buyer shall account for and, to the extent permitted by law, surrender all puppy-sale proceeds, deposits, reservation fees, stud fees, and other income generated from prohibited breeding, and shall provide related veterinary, registration, advertising, sales, and placement records upon written demand. **Buyer Initials:** _____

Return and Other Remedies. Where permitted by law, Seller may seek return of the dog, injunctive relief, DNA testing, recovery of offspring, attorney fees, court costs, expert fees, investigative and collection expenses, travel expenses, and any other remedy available under Florida law. This Contract does not authorize unlawful self-help. **Buyer Initials:** _____

LIFETIME CARE AND TRANSFER RESTRICTIONS

Care Requirements. Buyer shall provide appropriate food and water, safe housing, exercise, grooming, training, routine veterinary care, vaccinations, parasite prevention, supervision, and prompt treatment for illness or injury. The dog shall not be neglected, abused, abandoned, used for fighting, or kept primarily for commercial purposes. **Buyer Initials:** _____

No Transfer to Breeders. Buyer shall not sell, lease, co-own, advertise, or provide possession or reproductive access to any breeder, kennel, broker, pet store, or other third party for breeding purposes and shall not register or assist with registration of unauthorized offspring. **Buyer Initials:** _____

Return and Rehoming. If Buyer cannot keep the dog, Buyer must contact Seller first and allow Seller a reasonable opportunity to accept return or assist with a suitable placement. Buyer shall not surrender the dog to a shelter, rescue, humane society, pound, auction, broker, pet store, or research facility. **Buyer Initials:** _____

TRUTHFUL COMMUNICATION

Opportunity to Address Concerns. Buyer agrees to contact Seller and allow a reasonable opportunity to address concerns before publishing statements about Seller, the business, breeding program, or puppy. Nothing prohibits truthful statements, legally protected reviews, reports to authorities, or other legally protected communications. Buyer shall not knowingly publish false information or act with reckless disregard for the truth. **Buyer Initials:** _____

PICK-UP DAY PAYMENT REQUIREMENT

Cleared and Verified Funds Required Before Release. Buyer understands and agrees that the entire remaining balance must be PAID IN FULL and all funds must be RECEIVED, VERIFIED, AND CLEARED in Fancy Florida Puppies' designated bank account BEFORE the puppy will be released on Pick-Up Day. A pending, processing, scheduled, or otherwise unverified payment does not constitute cleared payment. No puppy will be released until all required funds have been verified and cleared. **Buyer Initials:** _____

LEGAL TERMS

Florida Law and Venue. Florida law governs this Contract. Any court proceeding shall be brought in a court of competent jurisdiction in Marion County, Florida, unless applicable law requires otherwise.

Enforcement Costs. To the fullest extent permitted by law, Seller may recover reasonable attorney fees, court costs, litigation expenses, expert-witness fees, investigative expenses, collection costs, travel expenses, and other enforcement expenses arising from Buyer's breach.

Limitation of Liability. Except for obligations expressly stated here or rights that cannot legally be waived, Seller is not responsible for veterinary costs, transportation events, injuries, illnesses, losses, property damage, emotional distress, or other expenses arising after the puppy leaves Seller's possession.

Entire Agreement. This Contract contains the entire agreement concerning the puppy and replaces prior oral or written statements on that subject. A modification or waiver must be in a writing signed by Buyer and Seller.

Severability and Reformation. If a provision is invalid or unenforceable, it shall be enforced to the maximum lawful extent or reformed only as necessary, and the remaining provisions shall continue in effect.

No Waiver. A delay or failure to enforce one provision or breach does not waive future enforcement. A waiver is effective only when signed in writing by the party granting it.

Counterparts and Electronic Signatures. The parties may sign separate counterparts or use electronic signatures. Each is treated as an original and together they form one Contract.

BUYER ACKNOWLEDGMENT

Buyer confirms that Buyer has read the entire Contract, had the opportunity to ask questions, understands the health guarantee, strict no-breeding restrictions, updated puppy-selection, home-visit, photo-update, social-media, and Pick-Up Day payment policies, and voluntarily agrees to be legally bound.

IMPORTANT PAYMENT ACKNOWLEDGMENT - PLEASE READ BEFORE SIGNING

By signing below, Buyer specifically acknowledges that all amounts due must be PAID IN FULL and funds must be RECEIVED, VERIFIED, AND CLEARED through Fancy Florida Puppies' designated bank account BEFORE the puppy is released on Pick-Up Day. Buyer understands that the puppy will NOT be released while any required payment remains pending, processing, unverified, or uncleared.

Buyer Initials: _____

SIGNATURES**BUYER**

Printed Name: _____

Signature: _____

Date: _____

Address: _____

Phone: _____

Email: _____

SELLER

Christine Greenberg

Signature: _____

Date: _____

Fancy Florida Puppies

Ocala, Florida

www.fancyfloridapuppies.com

Optional witness: Printed Name _____ Signature _____ Date _____