

Buyer Initial: _____

Date: __/__/20__

307-202-3808

Bernese Mountain Railway

HAPPY TAILS

Lifetime Genetic Health Guarantee



Seller's Responsibility:

1. Michelle and/or Allie Hall (DBA Bernese Mountain Railway), hereafter referred to as Breeder, does hereby certify that to the best of her knowledge, the dog sold is in good health and has current vaccinations. Breeder guarantees the puppy is in good health, has had, as a minimum, its first two rounds of immunizations and has been de-wormed. The buyer has 72 hours from time of pickup to take the puppy to a licensed veterinarian for a physical examination. If the puppy is found to be in poor health, the buyer has the option of returning the puppy to Breeder, at buyer's cost, for a full refund. The buyer will provide to Breeder a written statement from a licensed veterinarian clearly stating defect or illness. If the puppy is not taken to a licensed veterinarian within the 72 hours from time of pickup, this health warranty is void.

2. Breeder provides this lifetime warranty against the following debilitating genetic disease: Degenerative Myelopathy, DM (SOD1A) and Von Willebrand Disease Type I, Type I vWD (VWF). In the unlikely event this dog exhibits symptoms suspected to be caused by one of these debilitating genetic defects, the buyer must supply any requested veterinary records to Breeder within 72 hours of informing Breeder of the defect. Breeder has the right to require a second opinion from a veterinarian of the Breeder's choice at the Breeder's expense. If the puppy is euthanized or in any way disposed of, without a second opinion from the Breeder's veterinarian of choice, the buyer waives all rights to a replacement puppy. This genetic disease warranty entitles Buyer:

a) If this dog is documented by OFA to have severe dysplasia, this dog will be replaced (if less than 30 months old) by a puppy of equal value or be refunded if another puppy is not available within 12 months (excluding any/all additional travel / shipping costs, vet supplies and veterinarian costs). Affected dog must be returned to breeder at the time of replacement.

b) If the dog is 30 months or older, breeder will reimburse buyer for medical costs equal to amount up to the adoption fee paid for the dog. Affected dog must be returned to breeder at the time that reimbursement is collected.

3. Breeder warrants that this dog will remain free from Severe hip/elbow Dysplasia. The dog must have an x-ray Buyer's licensed Veterinarian, to confirm the diagnosis and must be documented by the OFA foundation and the results be sent to Breeder's vet.

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a) If this dog is documented by OFA to have severe dysplasia, this dog will be replaced (if less than 30 months old) by a puppy of equal value or be refunded if another puppy is not available within 12 months (excluding any/all additional travel / shipping costs, vet supplies and veterinarian costs). Affected dog must be returned to breeder at the time of replacement.

b) If the dog is 30 months or older, breeder will reimburse buyer for medical costs equal to amount up to the adoption fee paid for the dog. Affected dog must be returned to breeder at the time of reimbursement collection.

4a. This warranty does not include viral illnesses, infections, hypoglycemia, Clostridium, Coccidiosis or Giardia. These conditions will be ruled out during puppy's veterinarian visit to receive health certificate. If any of these conditions present themselves during puppy's health certificate Veterinarian examination, treatment protocol will be administered and documentation will be made.

4b. This warranty does not include hernias (such as umbilical cord hernia). This condition will be ruled out during puppy's veterinarian visit to receive health certificate. If this condition presents itself, during puppy's Health Certificate Veterinarian examination, documentation will be made and a \$125 credit towards your final adoption fee balance will be applied for recommended treatment protocol in the unlikely event the hernia

4c. This warranty does not include improper bites. If this condition presents itself during puppy's health certificate Veterinarian examination, documentation will be made and buyer will have the option to continue with the purchase of puppy with this known condition excluded from this guarantee or have the puppy adoption deposit/reservation fee rolled to our next litter.

4d. Buyer agrees to submit the name & contact information of their Veterinarian to Breeder within 72 hours of submitting a puppy deposit/reservation fee.

5. This Health Guarantee does not include any illness due to the ingestion of foreign objects, food, chemicals or physical injury after pickup.

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6. In the unlikely event a licensed Veterinarian determines the dog suffers from a condition caused by a genetic disorder,

6a) and the dog is less than 30 months old, the buyer has the option of a replacement puppy from the next available litter. Initial dog must be returned to Breeder. Shipping fees will not be refunded, & if it becomes necessary to ship a replacement puppy, those fees are to be paid by the buyer.

6b) if the dog is 30 months old or older, breeder will reimburse buyer for medical costs equal to the adoption fee originally paid for the dog. Affected dog must be returned to breeder at the time of reimbursement collection.

7. If the dog should die from a suspected congenital defect, an autopsy must be performed at the buyer's expense by a licensed veterinarian acceptable to the Breeder's own veterinarian. If the autopsy shows a congenital defect as the reason of the death, the Breeder will provide another puppy to the buyer. A written statement from the Buyer's Veterinarian must be provided. If it becomes necessary to ship a replacement puppy, those fees are to be paid by the buyer. This warranty is void in the event of an undetermined or inconclusive diagnosis.

8. Buyer is required to maintain lifetime health insurance coverage on this dog, with a maximum \$1,000 deductible, or this warranty is void.

9. Breeder agrees to submit, on behalf of buyer and with one of buyer's two name choices, AKC Registration for puppy with the first 26 Characters being, "Bernese Mountain Railway's..." This is for Full AKC Registered Male Puppies sold, ONLY.

10. No warranties or guarantees, expressed or implied, are made under this contract except as stated.

11. This warranty is non-transferable.

Buyer's Responsibility:

1. The buyer bears all costs relating to the sale of the above animal, including transportation. The risk of loss or injury to the above animal is on the buyer at all times after the dog leaves the seller.

2. Buyer agrees that Breeder is not responsible for any harm the puppy may do to property or individuals, including but not limited to, biting,

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3. Because of the variety and quality of dog foods available (and not all canine illnesses are covered by vaccination), Breeder requires puppy/dog be kept on puppy food provided by Breeder at time of pickup/transfer until replacement dog food is recommended by buyer's Veterinarian. Buyer agrees to keep puppy/dog on dog food recommended (and documented) by buyer's licensed Veterinarian. Deviating from this policy will void this health guarantee.

4. The buyer agrees to keep their Bernese at a healthy weight, documented annually by a licensed veterinarian. Veterinarian weight documentation to be kept for the lifetime of the dog. Deviating from this policy will void this health guarantee.

5. The buyer agrees to make and keep annual veterinary appointments for their Bernese, keep all immunizations current according to the guidelines of the American Veterinary Medical Association, and properly administer heart-worm preventative medication.

6. The buyer agrees to postpone strenuous, repetitive exercise until after their Bernese is over one year of age by following the Puppy Culture Exercise Guide posted on the last page of this document.

7. Before puppy's first birthday, buyer agrees to complete with their puppy the AKC S.T.A.R Puppy Testing and/or AKC Canine Good Citizen Certification (or equivalent, as agreed upon between buyer and seller) and provide documentation of this completed training. Failure to complete this training will void this warranty.

8. The buyer agrees to never tie-out (tie up or chain) puppy/dog or to place the puppy/dog in a shelter, pound, similar facility, or research laboratory.

9. Buyer and Seller agree that the Dog is being sold "as-is" with no warranties made by the Seller unless otherwise stated in this Agreement.

10. Buyer agrees to submit balance of puppy's adoption fee prior to puppy being released from Breeder to Buyer and must be paid in full before puppy reaches 9 weeks of age. Buyer further agrees to claim puppy from Breeder between 8 weeks and 9 weeks of age. Delayed pickup/delivery/shipment will result in an additional \$25 per day boarding fee, payable in advance. Additional Boarding arrangements, beyond 8 weeks of age, must

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10. (continued) - be made before puppy turns 8 weeks old. Breeder must agree to an additional boarding term, prior to puppy turning 8 weeks old. All additional Boarding Fees are payable in advance of the puppy reaching 9 weeks of age.

Puppy Adoption Fee includes Free Delivery for distances not greater than 1,000 miles (one way) from Breeder, in Clark, WY. No delivery or pickup before 10 am.

Buyer/Seller's Adoption Agreement:

11. Buyer has selected Male / Female (circle one) puppy identified as:

with Limited / Full (circle one) Registration.

Full Registration is \$500 Refundable Holding Fee (less \$125 Administrative Fee) plus an additional \$3,500 due prior to the puppy leaving with Buyer or before Breeder delivers/ships puppy. Full Registration is Reserved for Male Puppies, ONLY.

Limited Registration is \$500 holding fee plus an additional \$3,000.00 prior to the puppy leaving with buyer or before Breeder delivers/ships puppy. Failure of Buyer to have puppy neutered/spayed between 18 months and 24 months voids all guarantees and warranties.

End of Happy Tails Puppy Health Guarantee Terms and Puppy Adoption Agreement Terms

Buyers information:

I have read and understood the above guarantee and purchase agreement regarding this puppy and agree to this document.

Buyer Name: _____

Phone Number: _____

Address: _____

Buyer Signature: _____ Date: _____

Seller Signature: _____

Michelle Hall

Puppy Culture Exercise Guide, as provided at this link:
<http://www.inugami.ca/fr/exercise-guidelines-for-puppies-by-puppy-culture>

A FREE bound and printed copy of this guide will be purchased by Breeder from Puppy Culture for each buyer and sent home with the puppy.

	8-12 Weeks	12-16 Weeks	4-6 Months	6-12 Months	12-18 Months	18 Months to 2 years
Sustained and Continuous Walking	<ul style="list-style-type: none"> • 50-200 feet at a time • Break up with sniffing and noodling around • Formal heeling/leash walking training limited to 2 minutes 	<ul style="list-style-type: none"> • Gradually increase duration and length of walks - Probably going to be between 100-200 feet by the time the puppy is 16 weeks old. • Let the puppy volunteer to keep going and stop if he shows reluctance to go further. • Keep formal training under 2 minutes per session. 	<ul style="list-style-type: none"> • Gradually increase duration and length of walks - Probably going to be between 200-400 feet at a time by the time the puppy is 6 months old. • Let the puppy volunteer to keep going and stop if he shows reluctance to go further. • Keep formal training under 2 minutes per session. 	<ul style="list-style-type: none"> • Walks on pavement should be kept short, but duration of walks on dirt or turf can be increased and more "hiking" type activities can be introduced. • Again, best to keep do these walks as "sniff and strolls" but you can increase sustained walking to up to 20-30 minutes on a relatively level, soft, surface by the time the puppy is a year old IF the puppy volunteers to go that far. 	<ul style="list-style-type: none"> • Walks on pavement should be kept short, but duration of walks on dirt or turf can be increased and more "hiking" type activities can be introduced. • Again, best to keep do these walks as "sniff and strolls" but you can increase sustained walking to up to 20-30 minutes on a relatively level, soft, surface by the time the puppy is a year old IF the puppy volunteers to go that far. 	<p>Hikes and walks can be gradually increased to as long and as rigorous as you and your dog both like, but remember that a dog's soft tissue is still maturing through about three years old. Increases should be gradual and you should back off if your dog appears tired or reluctant.</p>
Sniff N Stroll	<p>Informal "sniff and stroll" sessions can be up to about 10-15 minutes.</p>	<p>Can be increased to 15-20 minutes</p>	<p>Can be increased to as much as 45 minutes by the time the puppy is 6 months old, provided you are moving at a very slow pace with lots of opportunity for the puppy to stop and noodle around.</p>	<p>Can be increased to as much as 60 minutes by the time the puppy is 12 months old, provided you are moving at a very slow pace with lots of opportunity for the puppy to stop and noodle around.</p>	<p>OK to do 60 minutes provided you are moving at a very slow pace with lots of opportunity for the puppy to stop and noodle around.</p>	<p>Sniff and strolls can be gradually replaced with more sustained "walks" but remember that sniffing is the primary way dogs relate to the world, so be a sport and continue to give your dog to stop a sniff from time to time.</p>
Noodling and Kibble Trails	<p>Puppy can go out in a safe yard and explore at his own pace or do a "Kibble Trail" as long as he likes.</p>	<p>Puppy can go out in a safe yard and explore at his own pace or do a "Kibble Trail" as long as he likes.</p>	<p>Puppy can go out in a safe yard and explore at his own pace or do a "Kibble Trail" as long as he likes.</p>	<p>Puppy can go out in a safe yard and explore at his own pace or do a "Kibble Trail" as long as he likes.</p>	<p>Puppy can go out in a safe yard and explore at his own pace or do a "Kibble Trail" as long as he likes.</p>	<p>Your dog can go out in a safe yard and explore at his own pace or do a "Kibble Trail" as long as he likes.</p>
Running	<ul style="list-style-type: none"> • No directed running except for very short spurts in play • Puppy can run as much as he likes on his own 	<ul style="list-style-type: none"> • No directed running except for very short spurts in play • Puppy can run as much as he likes on his own 	<ul style="list-style-type: none"> • No directed running except for very short spurts in play • Puppy can run as much as he likes on his own 	<ul style="list-style-type: none"> • No directed running except for very short spurts in play • Puppy can run as much as he likes on his own 	<ul style="list-style-type: none"> • No directed running except for very short spurts in play • Puppy can run as much as he likes on his own 	<p>Running and endurance training can gradually be introduced at this time</p>

	8-12 Weeks	12-16 Weeks	4-6 Months	6-12 Months	12-18 Months	18 Months to 2 years
Jumping and Impact activities	<ul style="list-style-type: none"> • Bars on the ground to wrist height • No more than one or two obstacles in a row • Wobble boards and unstable surfaces, but but very low • Carpet all indoor stairs and never allow puppy to go up and down stairs unsupervised • Put up gates at top/ bottom of stairs • Consider carrying puppy if your he needs to do more than one or two stair steps 	<ul style="list-style-type: none"> • Bars on the ground to wrist height • No more than one or two obstacles in a row • Wobble boards and unstable surfaces, but but very low • Carpet all indoor stairs and never allow puppy to go up and down stairs unsupervised • Put up gates at top/ bottom of stairs • Consider carrying puppy if your he needs to do more than one or two stair steps 	<ul style="list-style-type: none"> • Bars on the ground to wrist height • No more than one or two obstacles in a row • Wobble boards and unstable surfaces, but but very low • Carpet all indoor stairs and never allow puppy to go up and down stairs unsupervised • Put up gates at top/ bottom of stairs • Consider carrying puppy if your he needs to do more than one or two stair steps 	<ul style="list-style-type: none"> • Jumps can be gradually raised half way to elbow height between 6 and 12 months old, with correspondingly more challenging ramps, wobble boards, and teeters • Platform work for rear end awareness can be introduced at this time very carefully and slowly • This is also the time when we see the most spiral fractures happen because the puppies have the wherewithal to get up on high couches and beds - be extra vigilant about not letting puppies up on high furniture without very close supervision! • Stairs are always a hazard and should have good traction - carpet indoors, non-skid surface outdoors • Although the puppy may start doing stairs with good traction at this time, you should still supervise and don't let him run down the stairs with other dogs 	<ul style="list-style-type: none"> • Jumps can be gradually raised half way to elbow height between 6 and 12 months old, with correspondingly more challenging ramps, wobble boards, and teeters • Platform work for rear end awareness can be introduced at this time very carefully and slowly • This is also the time when we see the most spiral fractures happen because the puppies have the wherewithal to get up on high couches and beds - be extra vigilant about not letting puppies up on high furniture without very close supervision! • Stairs are always a hazard and should have good traction - carpet indoors, non-skid surface outdoors • Although the puppy may start doing stairs with good traction at this time, you should still supervise and don't let him run down the stairs with other dogs 	<ul style="list-style-type: none"> • Gradually raise jumps and contact obstacles to full competition height between 18-24 months old • Stairs are always a hazard and should have good traction - carpet indoors, non-skid surface outdoors
Swimming	<ul style="list-style-type: none"> • Puppy should ALWAYS wear a life jacket • Wading and playing on the shoreline • Climbing on and off low platforms and rafts in shallow water • Retrieves/tossing toys in shallow water parallel to shoreline, never into deep water • Normal puppies should be allowed to swim if they volunteer to do so, but never forced 	<ul style="list-style-type: none"> • Puppy should ALWAYS wear a life jacket • Wading and playing on the shoreline • Climbing on and off low platforms and rafts in shallow water • Retrieves/tossing toys in shallow water parallel to shoreline, never into deep water • Normal puppies should be allowed to swim if they volunteer to do so, but never forced 	<ul style="list-style-type: none"> • Puppy should ALWAYS wear a life jacket • Wading and playing on the shoreline • Climbing on and off low platforms and rafts in shallow water • Retrieves/tossing toys in shallow water parallel to shoreline, never into deep water • Normal puppies should be allowed to swim if they volunteer to do so, but never forced 	<ul style="list-style-type: none"> • Puppy should ALWAYS wear a life jacket • Wading and playing on the shoreline • Climbing on and off low platforms and rafts in shallow water • Retrieves/tossing toys in shallow water parallel to shoreline, never into deep water • Normal puppies should be allowed to swim if they volunteer to do so. Limit swimming to a few minutes at a time. • Very short swim out to retrieves in the water. • Keep the toy close to shore. High toy-drive dogs will swim further after a thrown toy than they can or should. 	<ul style="list-style-type: none"> • Puppy should ALWAYS wear a life jacket • Wading and playing on the shoreline • Climbing on and off low platforms and rafts in shallow water • Retrieves/tossing toys in shallow water parallel to shoreline, never into deep water • Normal puppies should be allowed to swim if they volunteer to do so. Limit swimming to a few minutes at a time. • Very short swim out to retrieves in the water. • Keep the toy close to shore. High toy-drive dogs will swim further after a thrown toy than they can or should. 	<ul style="list-style-type: none"> • Competition swimming behaviors can be introduced and dog can swim for as long as he volunteers to • Life jackets are always a must

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	8-12 Weeks	12-16 Weeks	4-6 Months	6-12 Months	12-18 Months	18 Months to 2 years
Chasing	Roll balls and drag toys on the ground in gentle circles	Roll balls and drag toys on the ground in gentle circles	Roll balls and drag toys on the ground in gentle circles	Roll balls and drag toys on the ground in gentle circles	Roll balls and drag toys on the ground in gentle circles	Gauge your play style by your dog's common sense. If you throw a ball and your dog tumbles head over heels to get it, don't throw the ball, roll or lob it
Tugging	<ul style="list-style-type: none"> Keep the toy low so the puppy's neck is in a straight line Don't pull on the toy - allow the puppy to tug against you 	<ul style="list-style-type: none"> Keep the toy low so the puppy's neck is in a straight line Don't pull on the toy - allow the puppy to tug against you 	<ul style="list-style-type: none"> Keep the toy low so the puppy's neck is in a straight line Don't pull on the toy - allow the puppy to tug against you 	<ul style="list-style-type: none"> Keep the toy low so the puppy's neck is in a straight line Don't pull on the toy - allow the puppy to tug against you 	<ul style="list-style-type: none"> Keep the toy low so the puppy's neck is in a straight line Don't pull on the toy - allow the puppy to tug against you 	You can start to hold the tug toy higher but generally it's best to let the dog tug on the toy rather than you pulling on it
Fast Turns	<ul style="list-style-type: none"> No fast turns or sudden stops No fast weaves or lure coursing We do begin slow shaping of weave poles but discontinue if the puppy shows any signs of speeding up or really "weaving" through the poles 	<ul style="list-style-type: none"> No fast turns or sudden stops No fast weaves or lure coursing We do begin slow shaping of weave poles but discontinue if the puppy shows any signs of speeding up or really "weaving" through the poles 	<ul style="list-style-type: none"> No fast turns or sudden stops No fast weaves or lure coursing We do begin slow shaping of weave poles but discontinue if the puppy shows any signs of speeding up or really "weaving" through the poles 	<ul style="list-style-type: none"> No fast turns or sudden stops No fast weaves or lure coursing We do begin slow shaping of weave poles but discontinue if the puppy shows any signs of speeding up or really "weaving" through the poles 	<ul style="list-style-type: none"> No fast turns or sudden stops No fast weaves or lure coursing We do begin slow shaping of weave poles but discontinue if the puppy shows any signs of speeding up or really "weaving" through the poles 	Full weave pole training and other activities that involve twisting and turning can be introduced.
Free Play With Other Dogs	<ul style="list-style-type: none"> 10-15 minutes for formal "play dates," Puppy can have free access to other puppies and adults in the household (so long as the puppy is not harassing the adults.) Keep bags of small dog treats on hand and throw handfuls of food down to interrupt rough or overly fast play 	<ul style="list-style-type: none"> 10-15 minutes for formal "play dates," Puppy can have free access to other puppies and adults in the household (so long as the puppy is not harassing the adults.) Keep bags of small dog treats on hand and throw handfuls of food down to interrupt rough or overly fast play 	<ul style="list-style-type: none"> Up to 20 minutes for formal "play dates," Puppy can have free access to other puppies and adults in the household (so long as the puppy is not harassing the adults.) Keep bags of small dog treats on hand and throw handfuls of food down to interrupt rough or overly fast play 	<ul style="list-style-type: none"> Your puppy's increased body mass can make him more liable to injury if he engages in body-slammng play or a lot of fast sprints and turns. Keep bags of small dog treats on hand and throw handfuls of food down to interrupt rough or overly fast play Up to 20 minutes for formal "play dates." 	<ul style="list-style-type: none"> Your puppy's increased body mass can make him more liable to injury if he engages in body-slammng play or a lot of fast sprints and turns. Keep bags of small dog treats on hand and throw handfuls of food down to interrupt rough or overly fast play Up to 20 minutes for formal "play dates." 	Always be vigilant when your dogs are playing and intervene by throwing handfuls of food down if there's a lot of body slamming or the play just gets to crazy.
	enforce rest periods by putting puppy away for naps	enforce rest periods by putting puppy away for naps	enforce rest periods by putting puppy away for naps	<ul style="list-style-type: none"> Puppy can have free access to other puppies and adults in the household (so long as the puppy is not harassing the adults.) You may have to enforce rest periods by putting puppy away for naps 	<ul style="list-style-type: none"> Puppy can have free access to other puppies and adults in the household (so long as the puppy is not harassing the adults.) You may have to enforce rest periods by putting puppy away for naps 	