

SOUTHERN YORKIE PIES

Elite Puppy Purchase Agreement & Health Guarantee

This legally binding agreement is entered into on this ___ day of _____, 20____, by and between:

Breeder: Southern Yorkie Pies

Buyer Name(s): _____

Address: _____

Phone: _____ Email: _____

This Agreement is governed under the laws of the State of Texas.

1. Puppy Information

Breed: _____

Color/Description: _____

Sex: Male Female

Date of Birth: _____

Microchip (if applicable): _____

Purchase Price: \$ _____

Deposit Paid (Non-Refundable): \$ _____

Balance Due: \$ _____

All deposits and payments are non-refundable unless otherwise stated in this agreement.

2. Veterinary Care Prior to Leaving

All puppies from Southern Yorkie Pies are examined by a licensed veterinarian, appropriately dewormed, receive at least one age-appropriate vaccination, and leave with a completed veterinary health record. Puppy is guaranteed to be in good health at the time of pickup.

Buyer agrees to have the puppy examined by a licensed veterinarian within 72 hours of possession. Failure to do so voids all guarantees contained herein.

3. Parasite & Common Illness Disclaimer

Breeder does NOT guarantee against internal or external parasites, hypoglycemia, minor viral or bacterial infections, or illnesses contracted through routine exposure. Buyer acknowledges that parasites and minor illnesses can occur in puppies and are not considered breeder liability.

4. One (1) Year Genetic Health Guarantee

Southern Yorkie Pies provides a one (1) year genetic health guarantee from the puppy's date of birth against life-threatening congenital or hereditary defects that significantly impair quality of life.

If confirmed by a licensed veterinarian (with breeder's right to second opinion), breeder will provide a replacement puppy of equal value from a future available litter. No cash refunds or veterinary reimbursements will be issued.

5. Small Breed Protection Clause

The following are excluded from this guarantee: Luxating patella, dental crowding or retained baby teeth, bite alignment issues, tracheal sensitivity, fontanel, tear staining, allergies, hernias of any kind, minor cosmetic variations, or manageable conditions not deemed life-threatening.

6. No Guarantee on Size, Weight, Coat, or Appearance

Buyer acknowledges there is no guarantee on adult size, weight, coat color, coat pattern, coat texture, coat length, ear set, bite alignment, or final adult appearance.

7. Spay/Neuter Agreement

If sold on Limited Registration, buyer agrees to spay/neuter between 6–12 months unless otherwise agreed in writing. Unauthorized breeding voids all guarantees.

8. Registration Terms

- Limited Registration – Companion only. No breeding rights.
- Full Registration – Breeding rights granted ONLY if agreed upon in writing and full breeding fee has been paid.

9. Return to Breeder Clause

If buyer cannot keep the dog at any time, the dog must be returned to Southern Yorkie Pies. No refund is guaranteed upon return.

10. Buyer Responsibilities

Buyer agrees to provide routine veterinary care, parasite prevention, proper nutrition, indoor housing, and prevent injury or neglect. Failure to provide proper care voids all guarantees.

11. Payment Policy

All deposits and payments are non-refundable. If breeder cannot place the puppy, funds will transfer to another mutually agreed puppy or future litter.

12. Governing Law (Texas)

This Agreement shall be governed under the laws of the State of Texas. Disputes shall be handled in breeder's county of residence. Buyer agrees to mediation prior to litigation and is responsible for reasonable attorney fees if in breach.

13. Entire Agreement

This contract represents the entire agreement between Buyer and Breeder. No other guarantees are valid unless stated in writing and signed by both parties.

Signatures

Breeder Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

Buyer Printed Name: _____