

# TERMS OF SALE

## AND TIPS FOR NEW OWNERS

### Overview

This document will just outline our terms as a rattery when adopting from us. There is no need to sign anything, it is just extra information for you should you need it. It also will have a few tips for the first few nights home.

### Terms of Sale for Tiny Paws Rattery

Tiny Paws Rattery Terms of Sale  
Effective as of February 1st, 2026

Welcome to Tiny Paws Rattery where we breed rats as a hobby and developing passion. We do not service customer requests but we love to try our best to meet your wishes if available. For purposes of this agreement, "Site" refers to our website, which can be accessed at "tinypawsrattery.ca". The terms "we," "us," and "our" refer to the Company. "You" refers to you, as a user of our Site or our Service.

Please review the following terms carefully. By choosing to adopt with us, you signify your acknowledgement to these Terms of Sale. **These are non-negotiable terms and although we do not require a signature we are firm on following these terms so we will not budge on them.**

### PRIVACY POLICY

The Company respects the privacy of its Service users. We only take note of your number, email, and name in order to contact you. We will keep your information on file for 1 year of inactivity in case of future adoptions; if no contact within a year your information will be removed from our records. When you access or use the Service, you signify your agreement to the Privacy Policy as well as these Terms of Use.

You agree to notify us of any changed emails/numbers only if you wish to adopt again in the future, otherwise this is unnecessary.

### ONLINE CONTENT DISCLAIMER

We do not guarantee the accuracy, completeness, or usefulness of any information on the Site or the Service nor do we adopt nor endorse, nor are we responsible for, the accuracy or reliability of any opinion, advice, or statement made by other parties. We take no responsibility and assume no liability for any User Content that you or any other user or third party posts or sends via the Service. Under no circumstances will we be responsible for any loss or damage resulting from anyone's reliance on information or other content posted on the Service, or transmitted to users.

## **USER CONSENT TO RECEIVE COMMUNICATIONS IN ELECTRONIC FORM**

For contractual purposes, you: (a) consent to receive communications from us in an electronic form via the email address you have submitted; and (b) agree that all Terms of Use, agreements, notices, disclosures, and other communications that we provide to you electronically satisfy any legal requirement that such communications would satisfy if it were in writing. The foregoing does not affect your non-waivable rights.

We may also use your email address to send you other messages, including information about the Site or our availability. We give you the opportunity to request updates upon our first email and at any point you can reply to an email and tell us you no longer wish to receive them.

## **OUR GUARANTEES AND POLICIES : AFRMA BASED GUIDELINES**

### **Lifetime Temperament Guarantee**

If at any time during the life of the above stated rat it is found not to be compatible with the situation of the original purchaser because of a temperament problem, return it and it will be replaced. The owners word is all that is needed for replacement. The rat must be in good condition and free from husbandry related health problems.

### **Lifetime Guarantee Against Congenital Defect Or Disease**

If at any time during the life of the above stated rat it develops a detrimental condition that dates from the prenatal or fetal state, return it and it will be replaced. This guarantee does not apply to tumors. The breeder is not responsible for viruses, bacteria, parasites, or other pathogens the animal may pick up after leaving their premises.

### **Guarantee Upon Delivery**

When you receive the above stated rat it will be free from any skin related problems including mange, ringworm, mites, lice, or fleas. It will also not be suffering from diarrhea, internal parasites, any symptoms of respiratory problems, and (if female) will not be pregnant. If a kitten, it will be at least 6 weeks of age, fully weaned, and eating solid food. If any of these problems are noted or suspected within 48 hours of purchase, or if a female gives birth within 22 days of purchase, return the rat and it will be replaced or your money partially refunded (must have vet records to verify any illness). This certificate does not guarantee that the specified rat/mouse is Mycoplasma free.

### **Return Policy**

If at any time you find you are unable to properly care for the above stated rat, it shall be returned to the breeder. If you decide to sell/give away the above stated rat, the breeder will be given first option of refusal.

### **Limitations Of Guarantee**

This guarantee applies to the above stated rat only and is non-transferable. Guarantee will only be honored if rat is returned with pedigree and birth certificate. If no rats are available at time of return, choice will be given from next available planned litter.

### **3 MONTH AGREEMENT**

For 3 months after adoption, we ask you to keep in contact with occasional updates so that we may continue to evaluate our lines as they grow and develop.

This may be done via emails, facebook group, private messaging, etc. You may send photo updates as well as verbal updates about how the rat(s) are doing in your care. How is their temperament? How is their health? Any hormonal or territorial aggression towards cagemates? Anything of that nature is something we love to hear about in order to improve our breeding program.

### **GENERAL TERMS**

We may assign or delegate these Terms of Service and/or our Privacy Policy, in whole or in part, to any person or entity at any time with or without your consent. You may not assign or delegate any rights or obligations under the Terms of Service or Privacy Policy without our prior written consent, and any unauthorized assignment or delegation by you is void.

YOU ACKNOWLEDGE THAT YOU HAVE READ THESE TERMS OF USE, UNDERSTAND THE TERMS OF USE, AND WILL BE BOUND BY THESE TERMS AND CONDITIONS. YOU FURTHER ACKNOWLEDGE THAT THESE TERMS OF USE REPRESENT THE COMPLETE AND EXCLUSIVE STATEMENT OF THE AGREEMENT BETWEEN US AND THAT IT SUPERSEDES ANY PROPOSAL OR PRIOR AGREEMENT ORAL OR WRITTEN, AND ANY OTHER COMMUNICATIONS BETWEEN US RELATING TO THE SUBJECT MATTER OF THIS AGREEMENT.

# TIPS FOR NEW OWNERS

## HUSBANDRY: HOUSING, BEDDING, ACCESSORIES AND SANITATION ACCORDING TO AFRMA

### HOUSING

A simple, gnaw-proof cage, terrarium, or screen-topped aquarium of sufficient size is the basic requirement. Used aquariums may be obtained at garage sales and swap meets for an inexpensive price but are breakable and can be heavy. Wire cages can be too drafty, allow the bedding to fall out, are harder to clean and disinfect, and corrode after long exposure to urine. (The new powder-coated wire rat cages with solid metal shelves and plastic cat pan bottom are easier to clean, and the rats love the levels to climb on.) If wire shelves are used in the cage for the animals to climb on, they should be made of 1/2 by 1/2 inch wire as a rat's back foot can get caught in 1 by 1/2 inch wire and break a leg. Solid shelves need to be wiped down twice a day so the rats don't get dirty or develop sores.

For two small rats, use a 15–20-long gallon tank or 14x24x18 (approximate) wire cage (minimum sizes; preferably larger) for their housing. The cage should be placed either on a table, dresser, or shelf (not above eye level!), away from direct sun or drafts. Extreme temperatures should be avoided.

### BEDDING

NO cedar or pine as they contain toxins and cause organ damage and respiratory disease. Use hardwood shavings (aspen chips, flakes, shredded), paper products, pelleted beddings made from hardwood, paper, or other non-toxic substances, or any other non-toxic bedding. Fill the cage with 1/2–1 inch of bedding at each cleaning.

### ACCESSORIES

A demand-type water bottle to provide clean water at all times. A dish may be used only in emergencies as your pet will immediately spill the water or push shavings in it. Holders with chew guards for the water bottle are available to hang the bottle inside an aquarium. If you use a feed dish, it should be easy to clean and sturdy to prevent tipping. Sleeping boxes can be made from a variety of non-toxic household containers (washable or disposable): butter cups, jars, oatmeal cartons, etc., or store bought houses.

You can also get LARGE PVC pipe pieces (elbows, Y's, straight tubes) for your rats to play in. Exercise wheels provide plenty of exercise and fun. If you get a wheel for your rat, it needs to be at least 12–14 inches in diameter and a cage large enough to accommodate it (female rats should always have a wheel). Wooden gnawing blocks are great chew toys. Rawhide chew sticks or hard dog biscuits can also be used. Cooked soup bones are a favorite of rats.

### SANITATION

Cleanliness is the best guarantee to keep your pet in good health. Clean the feed dish daily, the water bottle at each re-fill. Change bedding every 3–5 days and clean and disinfect the cage and accessories once a week.

# TIPS FOR NEW OWNERS

## AFRMA ESSENTIALS AND COMING HOME

### ESSENTIALS BEFORE PURCHASE

- A cage
- Bedding
- Water bottle(s)
- Food
- Treats
- Toys
- A book/site source on rat care
- An exotic vet
- A responsible breeder
- A club to stay consistent with rat care updates and community

### COMING HOME

Some rats will get used to their new surroundings in a few days, others may take as long as a couple weeks. You should not give your new rats boxes or hiding places for the first couple weeks. If a rat is timid and shy when they get to their new place, they will hide in a box or house and not get used to their surroundings very well. If you don't give them any place to hide, they will more quickly become used to the new surroundings, smells, sights, and sounds.

If they were in a breeding-size cage at the breeder's and you put them into a huge triple-deluxe cage three times the size of what they were living in, this can be overwhelming to some babies. If you have them in a large wire cage with multi-levels, are they able to get up to the top where you can't reach them? Does the cage have doors that access all parts of the cage? If they are able to get away from you and you have to struggle to get to them or can't reach them, this will add to the timidity.

The cage should be in an area where there is activity (such as a family room/living room) so they get used to everything. If your rats seem timid, whenever anyone goes by the cage have them talk to the rats and open the door and offer them a treat (putting it up to them to let them smell it if they won't come to you). If they won't take it, then leave the treat. They will soon associate anyone coming and visiting them with a tasty tidbit.

# TIPS FOR NEW OWNERS

## HANDLING, PICKUP, FIRST NIGHT HOME AND QUARANTINING

### HANDLING

You should take them out and handle them at least a couple times a day – just don't take them out every few minutes if you have babies as they will still do a lot of sleeping at this age. Once they get used to your handling and come to you, then you can start taking them out and putting them on the bed or chair. If they don't know you very well and you put them on the bed, they won't associate you as their "safe place" in case something frightens them.

If you go to pick them up and they run and you let them go, you are training them to be timid. Try to pick them up on the first attempt (being gentle but firm) rather than them running from you several times until you can get them. Pick them up, hold, pet, and talk to them for several minutes until they calm down. This will go a lot farther toward them calming down than if you let them get away with being afraid. They will soon realize you won't hurt them. Also, if you take a couple steps away from the cage and turn so they can't see it, this should help. Once you handle them for several minutes until they calm down, are relaxed, and then put them back, they will then come to your hand saying, "That wasn't so bad, take me out again."

### FOR PICK UP

A few days prior to your rat(s) adoption day we will contact you to discuss yours and our own availability to find a time that works best for the both of us for you to arrange pickup and/or delivery. You must show up with a carrier for your rats as this is an essential for any vet visits, travelling, future introductions, etc.

### FIRST FEW NIGHTS

The first few nights in a new home are super stressful for most babies as they are leaving their parents, siblings, potential cagemates, as well as us. So during this time you should allow your babies time to themselves to get used to their new environment and people without disruption. After a few nights to a week has gone by you may start bonding or introductions.

### QUARANTINING NEW RATS

It is recommended by most if not all ethical breeders that you quarantine any new rats you receive. You do not necessarily need to *avoid* them but you should avoid contact between your current rats and new rats during this period or sanitization between your new rats and your current mischief. At least 2 weeks should have passed before you begin introductions.

**We require our rats to be quarantined for a minimum of 21 days** to be eligible for any health claims. Failure to comply is at your own discretion but you will forfeit any rights to partial refund if you do not quarantine and have health concerns arise and/or affect your existing rats. Please make sure to inform yourself of all information regarding quarantining.

# TIPS FOR NEW OWNERS

## BONDING AND ADOPTION BAGS

### BONDING SUGGESTIONS

Once you have passed any quarantining if required you may move onto bonding with your new babies! It is best to start off with small time frames until you have gained confidence between you and your rat but once you feel more comfortable, extend the time limit. You can bond by playing with toys, playing with them in the cage or by putting them in a bonding pouch until you can eventually work your way up to free roam time.

Toys do not have to exclusively be rat-oriented toys. As long as they are safe materials for chewing then you can sub in other toys. Rats will play with just about anything so figure out what yours are into! Cat toys are good options, parrot enrichment toys to stimulate their brain activity, rat, rabbit, and most other small pet toys will do. You can also make your own DIY toys by researching some tutorials. You may also take them along with you in a sweater pocket or bonding pouch so they can recognize your scent as a safe and familiar place over time. Lastly, once you and your rat(s) have gained enough trust you may move onto giving them free roam time. Give them a dedicated space to play (this place can change occasionally as well) freely with toys and enrichment. In the beginning of each new area they will not go far or explore much as most might be scared of the new surroundings but the more they frequent these areas during free roam time they will explore more.

You should spend at least an hour a day, ideally more, with your rat(s) either free-roaming or spending some time together.

### ADOPTION BAGS

We offer two bags to go home with adopters. They are just to help provide some of the basics to your rats on their first few nights home. There will also be a portion of the babies used hemp bedding for you to sprinkle in the cage for scent to help their adjustment or toss, your choice.

#### Regular adoption bag

Price: \$0

This bag will come regardless unless you have chosen the deluxe option. It comes with a ¼ cup portion of their current food, 2 applewood chew sticks, a little bag of treats for you and lastly, a mock birth certificate and receipt.

#### Deluxe adoption bag

Price: \$25

This bag can be requested but we will reach out to you as well to confirm. It comes with a ¼ cup portion of their current food, a ¼ cup of assorted treats and protein (small dog food, mealworms, sunflower seeds), 2 applewood chew sticks, 1 hammock, 1 microfibre blanket, 1 3-tier hanging lava block, 1 rattan ball and/or pinecone chew, 1 small carrot shaped chew, a little bag of treats for you and lastly, a mock birth certificate and receipt.

# TIPS FOR NEW OWNERS

## FEEDING YOUR RATS

### FEEDING SUGGESTIONS

You may make your own decisions regarding your rat(s) diet but this is just what we have used, currently use and what we have heard from others. We personally use the shunamite diet within our rattery currently and we will leave a brief outline to make your own mix but, again i cannot stress enough, you should do your own research in addition to this as you will have more well-rounded knowledge on the subject matter. The foods we have used or have heard of are;

- Oxbow Young Rat & Mouse Food
- Oxbow Adult Rat & Mouse Food
- Mazuri Rat and Mouse Diet
- Mazuri 6F Rodent Breeder Food
- Shunamite Diet

The Shunamite Diet is, as a brief summary, is a homemade mix and/or diet that helps to encourage natural foraging behaviour and diet of rats. Should you decide to do this, take your time finding the right balance and ingredients; also keep in mind that your rat(s) may have food preferences and your mix may change a few times when first starting out. Some things also may change depending on the age of your rats for their protein, etc. as well as watching out for any possible deficiencies so that you can correct your mix right away to be more well-balanced.

#### Shunamite Diet

- 50-60% Base mix
- 20-25% Processed grains
- 5-10% Protein
- 5-10% Herbs, fruits, and veggies
- 5% Seeds

It is ideal to choose a mug or measuring cup and label it as equal to a percentage. Example: 1 cup = 10% and you would put 5-6 of those cups of base food into your mixing bin to start, then go down the list.

In addition to this you should feed your rats a variety of fresh foods such as fruits, vegetables, eggs (even your leftovers!). Always be sure to do a quick google search if it is safe for your rats before feeding. For example, mangos are an amazing treat for rats ... but only females. In males prolonged feeding of mango can potentially cause future urinary and kidney issues. So as much as most foods are acceptable, rats cannot throw up and therefore you as a pet parent should be double checking what is safe for consumption and what isn't for your specific gender.