

Mittenstar Ragdolls Pet Ragdoll Contract - Kitten Name

This agreement is entered into on **01/01/2025** between the parties: Loraine Rupinski - Mittenstar Ragdolls (hereinafter referred to as "the Seller") and **BUYER NAME** (hereinafter referred to as "the Buyer"). Collectively, referred to as "the parties."

Recitals: This agreement governs the sale and purchase of a Ragdoll cat, hereinafter referred to as "the cat," identified as **NAME** while under the care of the Seller. It is made with mutual respect for the well-being of the cat, and in acknowledgment of the responsibilities and expectations of both parties, under the following terms and conditions.

1. Description of the Cat:

Color:

Pattern:

Sex: Female / Male

Sire: **NAME**

Dam: **NAME**

Date of Birth: **01/01/2025**

This cat / kitten is being purchased for the amount of: **x,xxx (xxxx thousand dollars -)**

With a non-refundable security deposit of: **500.00 (Five Hundred -)** To be Paid In Full By: 16 weeks old - **01/01/2025**

Section 1 Initial Here to Agree: _____

2. General Provisions - The Buyer Understands and Agrees that:

- The Seller is not responsible for any veterinary, medical, travel, or other expenses incurred by the Buyer, regardless of circumstance. Except as expressly stated in this contract, no refunds, replacements, or reimbursements will be issued. All sales are final. The Seller reserves the right to void this contract, refund any payments made, and cancel the sale at any time prior to transfer of possession.
- The cat will be made available to the Buyer for pickup between 12 and 16 weeks of age, depending on the cat's sterilization recovery and emotional maturity, as determined by the Seller.
- The deposit of 500.00 is a non-refundable commitment and retainer to reserve the cat from other potential adopters, and will be applied toward the total purchase price. If the Buyer cancels or otherwise forfeits their rights to the cat, the deposit will be retained by the Seller as liquidated damages. The total balance must be paid in full before the Buyer may take possession of the cat. If the balance is not paid in full and the cat is not picked up by 16 weeks of age (unless otherwise agreed upon in writing), the Buyer forfeits all rights to the cat, the deposit will not be refunded, and the Seller will place the cat with another approved home.
- This cat is being sold as a pet, and the cat will be sterilized by the Seller prior to transfer.
- The Buyer is welcome to show the cat, but understands the Seller cannot guarantee any competition results.
- As a living animal, the cat's appearance, personality, and temperament may develop in ways that cannot be fully predicted. Minor imperfections and changes in conformation and color are normal as the cat ages and are not eligible for a return or refund. The Buyer understands that temperament and behavior are shaped significantly by the care and environment provided - especially during the first six (6) months, for which they will be largely responsible. The Seller has provided written materials to support a successful transition and healthy development. The Buyer agrees to provide the cat with proper housing (indoor only), good nutrition with daily fresh food and fresh water, regular parasite control, required vaccinations, and prompt veterinary care as needed for the life of the cat.
- The Buyer further acknowledges they are purchasing a living animal and will treat the cat with loving care to help them grow into a healthy adult cat and a well adjusted personality.

Section 2 Agreement Initial Here to Agree: _____

3. Guidelines, Restrictions, Safety, and Prohibitions:

- **IMPORTANT VACCINATION GUIDELINES – READ CAREFULLY**

Vaccinations must be spaced at least four (4) weeks apart. Many breeders have similar clauses, as failure to follow this protocol in this breed has resulted in **serious illness, anaphylactic shock, and death.**

These are very real risks.

RABIES VACCINATIONS MUST NEVER BE ADMINISTERED AT THE SAME TIME AS A 3-WAY FVRCP BOOSTER.

It is the responsibility of the Buyer to ensure their veterinarian follows this safety schedule!

Administering more than two (2) vaccines at any single appointment, and/or administering vaccines less than four (4) weeks apart, will immediately void this health warranty and contract in full. The Seller assumes no liability for adverse reactions resulting from improperly spaced or excessive vaccinations, including but not limited to: anaphylactic shock, illness due to immune suppression, Feline Infectious Peritonitis (FIP) triggered by vaccine-related immune dysregulation, or death.

- The Seller vaccinates using the core 3-way FVRCP vaccine, which protects against Feline Viral Rhinotracheitis, Calicivirus, and Panleukopenia - as recommended by the American Veterinary Medical Association (AVMA).

The Buyer agrees to booster only with the 3-way FVRCP vaccine for the lifetime of the cat, following the AVMA's recommended schedule.

Rabies vaccinations may be given when legally required, but must always be administered **at least four (4) weeks apart** from any FVRCP booster vaccine.

Any additional vaccines - including those either as 4-way or separate vaccinations for feline leukemia virus (FeLV), chlamydophila, bordetella bronchiseptica, or any other non-core vaccines carry known risks of immune suppression, illness, and death. If administered, all health guarantees within this contract are voided.

The Buyer is responsible for ensuring that their veterinarian is aware of and adheres to these safe vaccine practices.

VACCINATION GUIDELINES INITIAL HERE TO AGREE: _____

- **Safety Agreements:**

- **Quarantine and Introduction:** As outlined in the Seller's Go-Home Guide, which the Buyer agrees to follow, **the cat must be kept in a safe, cat-proofed, and sanitized room for 7 to 14 days** before meeting other pets, visitors, or exploring the rest of the home. Unsupervised roaming in the home is not permitted during the first **60 days**.

Failure to follow these steps may result in illness, injury, or stress, voiding portions of the health guarantee and potentially contributing to behavioral issues from an overwhelmed transition.

- **Declawing:** The Buyer agrees never to declaw the cat. This is a cruel and outdated procedure that causes permanent injury and long-term pain. Violation will result in a \$5,000.00 fine.

- **Outdoor Access:** The cat is to remain strictly indoors to prevent illness, injury, or parasite exposure.

- **Veterinary Care and Vaccination:** The Buyer agrees to complete all necessary vaccinations and to seek prompt veterinary care for any illness or injury. Failure to do so, and/or **ANY evidence of abuse, neglect, or mishandling, voids all warranties in this contract.**

- **Transfer of Ownership:** The cat may not be sold, leased, or given away without prior approval from the Seller. The Seller will accept a return at any time. No refunds will be given, but a rehoming fee may be offered, never to exceed the original purchase price, minus any costs incurred by the Seller. Unauthorized rehoming will result in a \$5,000.00 fine.

Section 3 Initial Here to Agree: _____

4. Health Provisions and Agreements

- **The Seller warrants that the cat has been well loved, responsibly cared for, regularly seen by a licensed veterinarian, and is in sound health to the best of their knowledge at the time of transfer to the Buyer.**
- By twelve (12) weeks of age, the Seller guarantees the cat will have received:
 - Two (2) standard veterinary visits for health assessment and sterilization,
 - Two (2) core FVRCP vaccinations (administered between 6 and 12 weeks of age, spaced appropriately), providing protection against Feline Viral Rhinotracheitis, Calicivirus, and Panleukopenia, and
 - A deworming protocol that includes pyrantel pamoate every 3 - 4 weeks, praziquantel once by 10 weeks, as well as a fenbendazole course completed by 12 weeks of age.
- **The Seller cannot guarantee negative test results for viruses, bacteria, or parasites. A positive result alone does not indicate illness** - it may reflect harmless organisms and normal antibodies to expected exposures common in healthy young animals, such as recent vaccination with modified live virus (MLV) vaccines. It is normal for animals to carry low levels of, or antibodies to, bacteria, protozoa, viruses, or other microbes as part of their natural microbiome, even with proper vaccination and deworming. A regular deworming schedule should be established and maintained by the Buyer in consultation with their veterinarian.
The Buyer further understands that the AVMA does not recommend treatment based solely on positive antibody results when a cat is otherwise healthy, as doing so may contribute to treatment-resistant infections. Positive test results alone do not entitle the Buyer to return the cat or request a refund.

Section 4 Initial Here to Agree: _____

5. Health Warranty, Returns, and Refund Agreements

- **IMPORTANT: The Buyer agrees to notify the Seller WITHIN 24 HOURS of any illness, injury, or health concern - even if veterinary care has not yet been initiated - at any point during the cat's five (5) year health guarantee. The Buyer also agrees to maintain open communication and ongoing cooperation with the Seller throughout any veterinary treatment. Cooperative involvement during the diagnostic and care process helps ensure the best possible outcome and may prevent delays, misdiagnosis, or missed opportunities.**

Initial Here to Agree: _____

A. Initial Health Guarantee (72 Hours):

- **The Seller guarantees the health of the cat for 72 hours post-transfer to the Buyer.** If, during that period, a licensed veterinarian diagnoses the kitten with a serious illness or severe deformity, the following must occur to initiate discussion of a refund or replacement:
 - A written statement on official letterhead from the examining veterinarian must be provided to the Seller within 24 hours of diagnosis, detailing the nature of the problem, the exact methods used to diagnose it, and the severity or grade of the condition.
 - **If the issue qualifies for return and refund, the cat must be returned to the Seller within 48 hours of the veterinary exam. Failure to return the cat within this timeframe forfeits eligibility for a refund or replacement, as this window is critical for timely evaluation and potential care by the Seller's veterinarian.**
 - *Definition: A serious illness or deformity is defined as a condition that would require extensive treatment and / or result in a severely shortened or painful quality of life for the cat.*

B. 5-Year Genetic Health Guarantee:

- The Seller guarantees the cat's parents have been genetically tested to be free from, and that the cat itself is therefore free from life-threatening genetic conditions, specifically Hypertrophic Cardiomyopathy (HCM) and Feline Polycystic Kidney Disease (FPKD), for five (5) years from the cat's date of birth. The Buyer acknowledges that these conditions are not always genetic and may still develop later in life, beyond the five (5) year health guarantee, as a natural result of aging.

C. Documentation Requirements and Refund Procedures (Within 5-Year Warranty):

- The Buyer agrees to provide the Seller with full and timely access to all veterinary records, diagnostics, and supporting documentation related to the cat's health, especially in the event of illness, injury, or death. The Seller retains the right to speak directly with any veterinarian involved in the cat's care and to request clarification or additional documentation as needed.

In all cases where a refund or replacement is requested, the Buyer must provide complete, unaltered documentation from a licensed veterinarian, including (but not limited to) official diagnoses, medical history, lab results, treatment plans, and necropsy reports (when applicable).

All documentation must be provided within five (5) calendar days of the event or diagnosis unless otherwise stated in this contract.

Failure to provide accurate, complete, and timely documentation - or any attempt to withhold, alter, falsify, or selectively omit relevant records - will void all health guarantees, refunds, and/or replacement eligibility under this contract.

- In the event of death or diagnosis of a qualifying illness, the Buyer must, within 5 days of loss or diagnosis:
 1. Provide proof of death or diagnosis, including **all** veterinary records,
 2. Submit the cat for a diagnostic autopsy (necropsy) report to confirm:
 - The specific cause of death,
 - The methods used to determine the diagnosis, and
 - The severity of the condition.

Once verified to be within the agreements of this contract, the Buyer will be offered either:

- A refund equal to the original amount paid to Mittenstar Ragdolls for the cat/kitten (excluding travel, medical expenses, taxes, and third-party fees), or first pick of the next available kitten of equal quality. In the case of replacement, the Seller guarantees availability within 18 months (due to natural limitations on breeding and availability) or a refund shall be given instead.

The Seller reserves the right to make the final decision to issue a refund instead of offering a replacement.

D. FIP (Feline Infectious Peritonitis) Policy:

- **The Buyer acknowledges that Feline Coronavirus (FCoV) is common in all cats.** There is no vaccine or prevention for this minor gastrointestinal virus, and it is considered ubiquitous across all feline species, both large and small. The mutated form that causes Feline Infectious Peritonitis (FIP) is novel, unpredictable, and cannot be screened for or guaranteed against by any breeder, shelter, or rescue.
- A positive antibody test for FCoV does not indicate FIP and cannot be used as grounds for a refund or return.
- **In the rare event that the cat is diagnosed with FIP, the Seller agrees to refund the Buyer for treatment costs related to approved FIP antiviral medications only - up to, but not exceeding, the original purchase price paid for the cat.** The following provisions apply: If the Buyer has pet insurance, the Seller will cover out-of-pocket

costs (i.e., copayments not covered by insurance). If the Buyer does not maintain pet insurance, the Seller will refund up to 50% of the cost of approved antiviral medications. This refund excludes all other expenses.

- FIP treatments are now legally available within the United States. Many of these medications are covered by major pet insurance providers and have a documented **98% success rate** when treatment is begun promptly. Most cats treated for FIP go on to live full, healthy lives.

- As such, FIP does not qualify for a full refund or replacement unless the cat passes away despite treatment, and the death is confirmed as outlined within this contract. The Buyer agrees to take responsibility for treating the cat as required for medical conditions under this contract - or to offer the cat back to the Seller **within 24 hours of diagnosis** to begin treatment. Returning the cat to the Seller for treatment follows the agreements below.

E. **Veterinary Care, Medical Returns, and Euthanasia Agreements:**

IMPORTANT: The Buyer agrees and acknowledges that they will not euthanize the cat during the 5 (five) year health warranty period without first consulting with the Seller and obtaining written consent.

This agreement exists out of compassion, to ensure that appropriate life-saving care is prioritized before euthanasia is considered.

- If the cat becomes ill, injured, or is diagnosed with any medical condition, including any chronic, congenital, or genetic condition that may otherwise qualify for a refund or replacement, the Buyer agrees to pursue prompt veterinary treatment and/or supportive care for the cat. In cases of chronic conditions requiring ongoing care, euthanasia is not to be considered as long as the condition is manageable and the cat is expected to have a good quality of life. *The cat may not be euthanized for the purpose of obtaining a replacement kitten or refund in place of providing necessary veterinary care.*

- **If the Buyer is unwilling or unable to provide or continue veterinary care for any reason, they must first offer the cat back to the Seller.** The Seller may choose to take the cat back and pursue treatment at their own discretion. In such cases, the Buyer forfeits eligibility for a refund or replacement; however, a rehoming payment may be agreed upon after the cat has been stabilized and placed in an approved special needs home, at the sole discretion of the Seller.

- Euthanizing a cat with a treatable or manageable condition, and/or failing to contact the Seller and offer return when appropriate will result in the voiding of all health guarantees in this contract.

An exception may be made in emergency situations where a licensed veterinarian determines that euthanasia is the only humane option and cannot humanely wait for the Seller. In such rare cases, the Buyer must make every reasonable attempt to contact the Seller beforehand, and provide written documentation from the attending veterinarian afterward, as outlined in the documentation section.

Section 5 A, B, C, D, E Initial Here to Agree: _____

6. Insurance and Financial Responsibility Agreements

The Buyer understands and agrees that the health warranty outlined above only guarantees that the cat is free from known life-threatening genetic conditions at the time of sale. **The cat may still require routine or emergency veterinary care, as is expected with any living animal.**

To help ensure that the cat receives timely care in the event of illness, injury, or accident, **the Seller requires that the Buyer activate the go-home insurance coverage provided at no cost through Trupanion.** The Buyer agrees to activate this coverage **no later than 24 hours after pickup or transfer of the cat.**

The Buyer further agrees to either:

- (a) maintain an active pet insurance policy of their choice for the cat's first five (5) years of life, or
- (b) assume full financial responsibility for all veterinary expenses - including emergency or specialty care - arising during the health warranty period.

Any insurance policy chosen must provide coverage for common emergencies, illnesses, and hereditary conditions, specifically including treatment and medication for Feline Infectious Peritonitis (FIP).

- The intent of these requirements is to ensure that any medical condition arising during the warranty period can be promptly and appropriately treated, without delay due to cost or lack of coverage.

Section 6 Initial Here to Agree: _____

7. Normal Conditions

The following are considered normal when caring for live animals and/or are traits typical of the breed. The Buyer acknowledges that these do not qualify for refund or replacement:

- **Mild respiratory infections** (viral, bacterial, or allergic), including sneezing, coughing, watery or red eyes, and nasal discharge, are common in young animals due to their developing immune systems. These symptoms may also occur in response to recent vaccination with modified live viruses. Dust, dander, and environmental allergens are also common triggers during the adjustment period when transitioning to a new home.
- **Gastrointestinal parasites**, which are more common in young animals, may require routine deworming beyond what the Seller has already provided.
- **Innocent (physiologic) heart murmurs** may be noted due to stress at the veterinary office and are common in growing mammals. Any official grading or diagnosis must be performed by a board-certified veterinary cardiologist.
- **Ringworm (dermatophytosis)** is a common environmental fungus. The cat is guaranteed blemish and lesion-free at the time of transfer. However, kittens are especially susceptible due to their immature immune systems. Ringworm spores are widespread in the environment and can survive indoors for over 18 months. The Buyer is responsible for minimizing exposure through hygiene and caution, especially after contact with other animals or activities such as gardening, hiking, or outdoor sports.
- **Nystagmus (eye quivering) and strabismus (crossed eyes)** are normal traits in cats with the colorpoint gene, which is present in all cats of the Ragdoll breed. These traits do not typically affect vision and are not signs of illness or neurological disorder.

Section 7 Initial Here to Agree: _____

8. Hazards

The Buyer acknowledges that many common household items can pose serious risks to cats and kittens, including but not limited to:

- **String-like materials** such as shoe laces, dental floss, streamers, cords, and ribbons can cause intestinal blockages and death if ingested, often requiring emergency surgery.
- **Toys marketed for cats can still be dangerous.** Cats should never be left unattended with toys that contain feathers, string, fishing line, or streamers, as these may be chewed and swallowed.
- **Wall plugs, open flames, candles, and essential oil diffusers can be highly toxic or fatal to cats.** Only cat-safe scents and oils should be used—please research any essential oils before diffusing them around the cat.
- **Many plants, especially all species in the Lily family,** are extremely toxic to cats and can cause kidney failure or death with even minimal exposure. Please research any plants in your home, or before bringing in new ones.
- **Household cleaning products, varnish, paints, and chemical household supplies are all hazardous.** All rags, towels,

paper products, brushes, or rollers that have been exposed to these substances must be immediately disposed of in secure, lidded, cat-proof trash containers.

- **Human foods and food additives** such as artificial sweeteners (e.g., xylitol) are highly toxic to cats.

- **Medications, including over-the-counter drugs like ibuprofen**, are **deadly** to cats. Medications must be handled with care to prevent accidental ingestion (e.g., dropped pills).

- **Dog-specific medications and treatments** - especially topical flea medications - are **DEADLY** to cats. If such a product is used on a dog in the home, **the cat must be kept completely separated for at least 24 hours post-application.**

- **This is not an exhaustive list. It is the Buyer's sole responsibility to research and remove potential hazards and to create a cat-safe home environment. The Seller is not liable for injury, illness, or death caused by preventable exposure to toxic or dangerous substances.**

Section 8 Initial Here to Agree: _____

9. Liquidated Damages and Applicable Law

- Seller's liability shall be limited to the purchase price of the cat, which shall be the buyer's sole remedy in equity and law as liquidated damages.
- **The Buyer agrees not to pursue legal action against the Seller for upholding the terms and conditions outlined in this contract.** The Buyer agrees not to make or share any defamatory, slanderous, or knowingly false statements about the Seller - Loraine R. Rupinski, Mittenstar Ragdolls, or any related business or employer. Harassment, false claims, or defamation - whether written, verbal, or posted online - will result in a \$500.00 fine per instance, agreed upon as liquidated damages, not as a penalty. This includes statements made directly by the Buyer or by any person acting on the Buyer's behalf, such as but not limited to, family members, partners, or representatives.
- Any dispute arising between the parties shall be governed solely by the laws of Michigan. Any dispute must be settled within the home city and/or county court of the Seller, wherever that may be when the dispute is begun. Buyer will be liable to Seller for any costs incurred, including court costs and attorney fees associated with the Seller enforcing the terms of this contract. Buyer hereby agrees to assume and hereby waives, releases, indemnifies, defends, and holds harmless the Seller and her agents and representatives from any and against all claims, demands, damages, costs, and expenses, including attorneys' fees, court costs, awards, settlements, judgements, penalties, fines, liens, or causes of actions, at law or in equity, and any other applicable statute, ordinance, rule, or regulation, as a result of or arising out of, or in connection with, the adoption and ownership of the stated cat above, after the execution of this purchase agreement.

Section 9 Initial Here to Agree: _____

In signing this contract, the Buyer acknowledges that he/she has carefully read and understands the terms herein. The Buyer agrees to all of the terms and conditions of the above sale.

Signature of Seller: _____ **DATE:** 01/01/2025

Loraine Rupinski - Mittenstar Ragdolls - 810-441-9020 - mittenstarragdolls@gmail.com

Signature of Buyer: _____ **DATE:** _____

NAME: _____ **HOME ADDRESS:** _____

PHONE NUMBER: _____ **EMAIL:** _____