



Best Friend Pups and My Own Little Gremlin

Guardian Home Contract

This guardian home agreement (Contract) is entered into between LilGremlinZ representative/s and the (“Guardian”) _____ whose address is _____.

This program and its contracts allow the breeding dogs to be fostered by loving forever homes while still maintaining status as a breeding dog for a contracted number of years. The breeder agrees to deliver in sound condition _____ (name of breeding dog, age at time of delivery and breed type).

Our breeding pairs are considered members of the LilGremlinZ family and are never to be neglected by guardian ownership. LilGremlinZ doesn't condone the use of kennels and crating of our animals hence the need for this program. A Guardian Home is not a foster situation. This is a great way for a family to have their very own high quality puppy, chosen by the breeder without the upfront cost of buying the high quality puppy. By joining our Guardian Program, you desire to and act as a guardian for a top quality stud subject to the terms of this Agreement.

Benefits of the Guardian-Home Program:

The Dog is a high quality dog with an estimated value of \$5,000 to \$25,000. Your cost is \$ _____ which is dependent upon the quality of the dog. The breeders will provide any emergency assistance and advice upon the pet being sick or injured and decide the needed course of action, freeing the owner of the burden of making the tough decisions.

Payment Schedule and financial responsibility of the guardian:

Specific to the individual dog, there will be fees associated with the cost of ownership by the guardian. Some dogs are free with exception of the guardian paying for the neuter or spaying when the contract ends. An initial fee of \$ _____ is needed upon delivery, a payment of \$ _____ is needed on the second anniversary of the guardianship and the guardian must pay for the spaying or neutering within 4 months of the contract end. At any time, the guardian may request a pay off amount of \$ _____ minus payments made prior to the request to release them from the contract. A full payment or payment schedule may be created at that time. However, the price is determined by a LilGremlinZ representative.

Initial Obligations of Guardian Family:

In order to be considered for the Guardian-Home Program, we require that you:

1. Live within (60) miles of Burnsville, NC of 28714.
2. Are communicative to the representatives at all times of this contract about the health and any concern about the animals well being until the contract dissolved.
3. Have physical fencing boundaries to provide a safe and secure environment for the dog.
4. Have reliable transportation and be willing and able to bring the Dog to us when needed throughout the year for breeding purposes (i.e. testing, breeding, litters, etc). Please understand that multiple trips will be necessary for each and every breeding. If the guardian cannot arrange to deliver the dog to the location the guardian must arrange that a representative of LilGremlinZ will be able to obtain the dog.
5. Maintain distance from other intact dogs. The subject dog of this contract may not reside in a home where other intact dogs live or frequently visit. If an accidental breeding occurs, there will be a large associated fee that the guardian home will owe to the breeder. An accidental breeding of one of our females will results in the

equivalent of the lost financial gain of the litter (because we are losing an entire litter from that female). Fees are based on the current market value of each breed. For example, the market value of a French Bulldog may range from \$5000 to \$20000 depending on the DNA of the breeding dogs involved. If an accidental breeding occurs and 6 puppies are produced, the fee may range from \$36000 to \$360000(not limited to these amounts).

If an accidental breeding happens by one of our males, the fee is the current stud service fee(based on the current market-depending on the breed, it ranges from \$2000-12000) plus an additional \$1000 per puppy produced. Each puppy produced must be sold on a strict spay/neuter contract that will be provided by LilGremlinZ.

Accidental breedings can result in our guardian dog acquiring a disease. If this happens, it can cause sterility or the need to spay/neuter. If this happens due to an accidental breeding, the guardian home will be fined for the loss of the breeding dog. The fine will be the current market value of that specific breeding dog, which currently ranges from \$5000-20000 (yes-some of them are priced at above \$20K).

In addition to the fee, the guardian dog will be repossessed by the breeder and not return to the guardian home. Accidental breedings prove negligence on behalf of the guardian home.

We are very aware that these numbers may appear astronomically high if you're not familiar with the French Bulldog Market. Keep in mind that accidental breedings are HIGHLY unlikely if the dog isn't left alone. They shouldn't be unattended anyway. This is why there are fees for accidental breedings. Accidental breedings are 100% avoidable and of pure negligence.

6. The subject dog is to be kept safe. Rough play can result in injury to any animal. The Guardian Family is to always consider the safety of the dog. Guardians of pregnant dogs should be extra cautious to avoid rough or otherwise risky activity.

7. We do recommend, but do not require, pet insurance. The Guardian home is responsible for all veterinary costs. This may include, but is not limited to routine care and vaccines, injury, ingestion of foreign object, poisoning, Lymes disease, parvo, kennel cough, patella luxation, hip dysplasia, and more. Veterinary costs can be very significant and unexpected. These are the responsibility of the guardian home.

The following will spell out the Guardian-Home Program, including our requirements for guardian families while the dog is a part of the breeding program. The Obligations we will assume as Owner, and how the dog will become a permanent member of your family. The guardian is expected to:

-Provide a loving home that includes a safe indoor air conditioned place to spend the days and sleep, fresh water at all times, plenty of exercise and time outside of a crate, toys, all outside time needs to be well supervised. Please note that French Bulldogs are not intended to be outside dogs. They overheat very easily. Please limit walks and playtime outside to 15 minutes in weather over 85 degrees Fahrenheit.

-Feed a diet of high-quality dog food in amounts that are required by her age and weight. Food must be approved by the breeder.

-Administer supplements as directed for breeding dogs. Turkey tail mushroom powder and pumpkin seed powder are some of our required regiments every day. The breeder will help with these dosages.

-De-Worm schedule in accordance to breeding dogs as directed by breeder or associate.

-Keep the dog well groomed, cleaned, and nails trimmed.

-Notify breeder of any medical issues that may arise and include them in the decisions on how to treat along side veterinarian (should one be needed)

-Provide adequate veterinary care to the dog for well checks, and acute medical issues that may arise. Notify breeder of any health issues or medications recommended prior to administering.

- The guardian home is responsible for monthly heartworm medication, incidentals, as well as other preventative medication including vitamin supplements. Currently, the only acceptable heartworm prevention is HeartGuard. The only acceptable flea/tick preventions are Frontline and Seresto collars. We will notify guardians if these recommendations change.

-Vaccines must be kept up to date. Consult with the breeder if the vaccines are due as a female is nearing her heat cycle or is pregnant or nursing. We do not allow females in heat, pregnant, or nursing to be vaccinated.

-French Bulldogs must be provided a supplement for joint support that is approved by the breeder.

-Notify the breeder of any signs of problems associated with breeding sex organs and take notes of the dates they are seen.

-Notify breeder within twenty four (24) hours of first sight of any issues or bleeding from the sex organs.

-Understand that the dog may require neutering/spaying for their safety.

Specific to the Breed:

French Bulldogs are a breed that is highly sought after. Theft is a huge problem with this breed. Thieves will plot and scheme to steal a French Bulldog so they will observe schedules, target and watch homes with frenchies, and possibly conduct home invasions. Due to the high rate of theft, we require that extra caution is taken for the safety of this breed. There should be a security camera in the area in which the dog is crated/left while alone. The camera should be positioned to be able to identify someone entering the room (via door or window). If a theft occurs, the breeder must be contacted within the same hour that the dog went missing. Cameras should have streaming and playback capabilities. The dog should never be left in an insecure area. While not in a familiar fenced area, the dog should be on a leash.

Fluffy French Bulldogs often range in value from \$10k to over \$60k. Please be mindful of this investment that LilGremlinZ has made. We are entrusting you with a great asset.

This breed is prone to health issues that include breathing issues and mobile issues. Just before their first birthday their nose and breathing organs should be evaluated by the veterinarian of the guardian. In order to reduce the risk of hip, elbow, patella, spine, and other issues, the dog should not be allowed to jump, climb stairs, or do anything that may cause stress on the joints. Running should be limited. We want the dogs to live long, healthy lives. Exercise is good for cardiovascular and musculoskeletal health. But, heavy caution should be taken with this breed.

French Bulldogs tend to overeat. They should only be fed their specific canine diet and food should be limited to the recommended amount. If they have access to extra food, they will overeat and severe harm may occur including, but not limited to, vessel compression due to stomach expansion, dehydration due to hyperemesis, and death. A healthy weight must be maintained to reduce the risk of musculoskeletal and other issues.

French Bulldogs have folds on their face and near their tail(nub). These folds must be kept clean to avoid irritation/infection. You can use a small amount of oil of oregano to wipe these with a pet wipe, however, avoiding contact with the eye itself. Additionally, fluffies must keep their hind shaved to keep feces from collecting on their back sides.

French Bulldogs easily overheat. Overheating is extremely dangerous and can lead to death. Be cautious not to allow them to get too hot/physically exerted.

Ownership:

Ownership and all right, title and interest in the dog shall remain with LilGremlinZ representation. If the dog is a female, any puppies born to the dog shall be the sole property of LilGremlinZ and the Guardian Family shall have no ownership interest of possession to the rights to any such puppy or the breeding adult while breeding. If the dog is a male, all semen shall be sole property of LilGremlinZ and the Guardian Family shall have no ownership or interest of possession and rights to any use of semen. The dog shall be used as breeding adult exclusively by LilGremlinZ and under no circumstances shall be bred to anyone other than as directed by LilGremlinZ. Permission may be requested from LilGremlinZ and with written consent the Guardian may have access with a created contract. After the dog ceases to be a breeder, Owner shall, by written evidence of transfer, assign and transfer ownership of the dog to the Guardian Family after the dog has been spayed or neutered and all financial agreements have been completed.

Possession:

Upon the execution of this agreement, owner shall transfer possession of the dog to the Guardian Family. The Guardian family shall retain physical possession of the dog during this Agreement, subject to its obligations to return possession of the dog for breeding purposes, and shall provide physical care to and supervision of the dog subject to the terms and conditions of this agreement.

Owner’s Possession for Breeding:

For each breeding event, owner requires access to a male breeding dog approx. 2-4 days in a row and occasionally may ask for another 2-4 days following the initial access. Occasionally more breedings are necessary. There is no prediction of limitation as to how long males will be active with LilGremlinZ. LilGremlinZ will instruct the guardian of the appropriate time to neuter the male and it is the responsibility (both financially and physically) of the Guardian to fix their dog when instructed by breeder.

Some of our breeding dogs may be co-owned. In this case, the Guardian will need to accommodate the needs of each breeder. Specific details will be discussed and disclosed for each dog. Parameters such as distance from breeder will be adapted according to the co-owner.

The Guardian Family shall not transfer possession of the dog to any person without the prior written consent of owner.

We do understand that circumstances in life occur that are unforeseen. The Guardian cannot transfer their animal to or sell their animal to anyone. Permission must be granted by LilGremlinZ for any transfers or purchases or your dog from LilGremlinZ. In the event the Guardian Family cannot keep the dog in their home or cannot fully care for the dog, LilGremlinZ will determine the future living arrangements for the dog. LilGremlinZ may rehome the dog or work out other living arrangements. Outcome will depend on specific circumstances and timelines.

Guardian Family Obligations:

1. Raise the dog as an indoor dog. Never to dwell outside.
2. When left at home safely contain the dog in the indoors
3. Comply with Owner’s nutritional and dietary guidelines. We do not permit a grain-free diet unless there is a severe grain allergy.
4. Provide the Dog with regular exercise and socialization. The dog will be introduced to many other dogs and

people over the course of it's breeding years. We expect the dog to act in a non-aggressive way toward all.

5. The dog should not be exposed to harmful agents such as cigarette smoke, radiation, excessive chemicals, etc. We do understand that the dog may pass by someone who is smoking a cigarette. It's impossible to prevent that. But, the dog should not be exposed to cigarette smoke on a normal basis or be confined with cigarette smoke or other harmful agents. Cigarette smoke has proven to be harmful to dogs as well as humans.

6. Provide the Owner with the name of a veterinarian, which shall be approved by LilGremlinZ, and inform the veterinarian of Owner's Ownership of the dog to allow LilGremlinZ to speak to the veterinarian at any time.

Veterinarian: _____

Veterinarian Address: _____

7. Keep vaccinations current such as yearly shots, DDHP,Lymes,Bordetella; Rabies every 3 yrs) .The Guardian Home is responsible of ensuring they are maintained

8. Administer monthly heartworm prevention. Currently, we ask that you use only Heartguard because it has been proven to be safe for breeding dogs/lactating mothers.

9. Keep the dog free of fleas and ticks. We ask that you use Frontline or Seresto collars. These have proven to be safe for breeding dogs.

10. Provide basic training-the dog should follow basic commands and act with manners. The dog should not be obnoxious or aggressive. If this behavior is portrayed, it will be the guardian home's responsibility to seek training or professional advice as well as to act on that advice as approved by LilGremlinZ. The dog should be 100% housebroken by 1 year of age.

11. Keep the dog properly groomed, with care given to matting, ears and claws. Please remember these dogs are representing LilGremlinZ and need to have regular groomings. We will occasionally ask for photo updates. We use photos to update our website and show prospective puppy families pictures of our breeding dogs.

12. Make certain that the dog is available for breeding purposes. We are at the mercy of females breeding cycle and Christin will try to give you advanced notice, but sometime cycles change. Also, LilGremlinZ may help with transport only if we are in your area and if our schedule allows. So please be prepared to bring the breeding dog to us. Travel is ultimately the responsibility of the guardian.

13. Notify Owner of planned vacations and change of address, phone or email.(in case of need for breeding).

14.The Guardian Home is not to compete with the practices of LilGremlinZ. They are not to enter into dog breeding practices within 5 years of holding possession of the guardian dog due to conflict of interest. This includes producing puppies and stud services. This non-compete agreement stands even if the guardian dog is repossessed, surrendered, spayed/neutered. The non-compete end-date is 5 years after the day of surrender, repossession, or spay/neuter surgery.

Termination of Agreement:

This Agreement shall terminate upon the occurrence of any of the following at the discretion of the owner (LilGremlinZ):

- 1. Immediately, upon Owner’s determination that the Guardian Family is non-compliant with the terms of this Agreement. And such non-compliance poses significant risk to the health, welfare and safety of the Dog, and the breeding program, at which time possession of the dog returns to the Owner(LilGremlinZ).
- 2. With reasonable notice to the guardian Family, upon Owner’s determination that the Guardian Family is non-compliant with the terms of this Agreement and such noncompliance does not pose significant risk to the health, welfare and safety of the Dog and is not cured within a reasonable amount of time.
- 3. Immediately, upon the death of the dog from natural or accidental causes
- 4. Immediately, upon the Guardian Family’s permanent return of the Dog to Owner for any reason. With all Fee and expense are non refundable.

Specific to this dog: _____ has agree to act as the guardian of this specific dog knowing that LilGremlinZ is carefully evaluating his structure as he matures. If LilGremlinZ decides this dog is not a good fit for the breeding program, they will sell the dog and transfer ownership to the new breeder. The new breeder will decide the living location of the dog.

Indemnity:

The Guardian Family agrees to indemnify and hold LilGremlinZ harmless from and against all claims, liabilities, losses, cost, damages and expenses by reason of any damage property or injury or death to individuals allegedly caused by the Dog while in the possession of the Guardian Family.

The guardian understands that if they take possession of a dog prior to all health testing being completed, there is a chance that the dog must be surrendered if any part of testing is failed. LilGremlinZ does attempt to keep the dog with the guardian home. LilGremlinZ sometimes has to return dogs to other breeders and if this occurs the dog must be returned in good standing and condition.

I have read and agree with the terms of the Guardian Home Program:

Guardian Signature _____ Date _____

Guardian Name(printed) _____ Guardian Phone _____

Guardian Address _____

LilGremlinZ Representative _____

Printed Name _____ **Lil GremlinZ Representative Lynn Floyd** _____ Date _____

Co-Owner Company and Name _____

Signature of Co-Owner _____

Dog Name: _____ Microchip # _____

Dog Description: _____

DOB: _____

