DOG SALE AGREEMENT

GENERAL SALE TEMPLATE | INDIVIDUAL DOG & TRAINING DETAILS TO BE COMPLETED BEFORE SIGNING

This Dog Sale Agreement (the "Agreement") is made on _____ (the "Effective Date") between Von Himmel Haus, Inc. ("Seller" or "VHH") and the Buyer identified below. The parties agree as follows:

1. Parties & Dog Identification

SELLER: Von Himmel Haus, Inc.	BUYER: _____
Seller address: _____	Buyer address: _____
Seller phone/email: _____	Buyer phone/email: _____
Dog name: _____	Breed: _____
Age / Date of birth: _____	Sex / Altered status: _____
Color / markings: _____	Microchip / registration ID: _____

2. Sale Details & Documented Training Level

Intended role / purpose of sale: _____

Level of training at transfer (e.g., foundational obedience, on-leash, off-leash, detection prospect, finished working dog):

_____

Specific skills, commands, working behaviors and/or performance standards represented as completed at transfer (attach signed training exhibit if needed):

_____

_____

Limitations / remaining training or certification requirements: _____

_____

3. Purchase Price, Payment & Transfer

Purchase price: $_____ Deposit received: $_____ Balance due: $_____

Agreed delivery / transfer date and location: _____

Unless the parties state otherwise in a signed addendum, the full balance is due at or before delivery. Title and ownership transfer only when Seller has received payment in full and the Dog has been physically delivered to Buyer. Seller will provide available veterinary, identification, and training records identified in the handover checklist.

4. Training Status & Buyer Responsibility

Buyer acknowledges the Dog is sold at the specific level of training documented in Section 2, not at any higher level. Unless expressly stated in writing, Seller does not warrant formal certification, future operational deployment, or performance in every environment. Buyer is responsible for continued training, humane handling, appropriate training equipment, supervision and maintenance of skills. A change in handler, working environment or training method may affect performance.

5. One-Year Limited Health Guarantee

For one (1) year following physical transfer, Seller guarantees against life-threatening congenital or hereditary conditions established by a licensed veterinarian. Buyer shall arrange a veterinary examination within seven (7) days after transfer and provide a copy of the findings upon reasonable request. A claim must be submitted to Seller in writing during the guarantee period with veterinary records supporting the diagnosis. All examinations, diagnostics and testing to investigate or document a claim are Buyer's responsibility.

This limited guarantee does not cover accidents, trauma, infections, parasites, acquired disease, ordinary illness, or conditions caused or worsened by neglect, misuse, improper care or handling after transfer. If a covered condition is substantiated, Seller may elect to provide a replacement dog of reasonably comparable value or refund the purchase price, subject to applicable law. Seller is not responsible under this limited guarantee for veterinary bills, transportation, training costs or consequential losses.

6. Ninety-Day Limited Training / Performance Guarantee

For ninety (90) days after physical transfer, Seller guarantees that the Dog substantially demonstrates the specific skills or working behaviors represented as completed in Section 2, when assessed under reasonably comparable conditions by a competent handler. Any material concern must be submitted in writing within the 90-day period, identifying the relevant skill and providing reasonable supporting details. Seller must receive a reasonable opportunity to review the concern and evaluate the Dog before a remedy is determined.

If Seller confirms a material failure of the documented training level that is not attributable to Buyer's handling, lack of maintenance, improper training, neglect, illness, injury, or material change in environment, Seller may elect to provide a replacement dog of comparable value or refund the purchase price upon return of the Dog in substantially the same health and condition as delivered, reasonable wear and ordinary changes excepted. No guaranteed outcome applies to skills not expressly documented in Section 2. Seller does not promise certification, flawless recall, or 100% reliability.

7. Care, Disclosure & Transfer Restrictions

Buyer agrees to provide humane care, proper nutrition, housing, veterinary treatment and legally required vaccinations. Buyer assumes responsibility for the Dog's care, conduct and supervision from physical transfer. Seller has disclosed the following known material health or behavioral conditions, if any:

_____

During the applicable guarantee period, Buyer will notify Seller before any sale, rehoming, or transfer of primary handling responsibility that might affect evaluation of a claim. Seller has a right of first opportunity to discuss reacquiring the Dog if Buyer intends to rehome it, but no mandatory resale restriction applies unless separately agreed in writing.

8. Liability, Limitations & Other Terms

After physical transfer, Buyer assumes ordinary risks and responsibility associated with ownership and handling of the Dog. To the extent permitted by law, Buyer agrees to indemnify Seller against third-party claims arising from Buyer's negligent handling or control of the Dog after transfer, except to the extent caused by Seller's own negligence or wrongful conduct. Neither party waives rights or remedies that cannot lawfully be waived.

No breeding ability or fertility warranty is made unless expressly added in a signed writing. This Agreement, including signed exhibits, is the entire agreement and may be amended only in writing signed by both parties. Florida law governs; disputes shall be brought in a Florida court of competent jurisdiction, subject to applicable venue law. Each party bears its own attorneys' fees unless applicable law or a later written agreement provides otherwise. If any provision is unenforceable, the remainder remains in effect.

9. Documents & Items Delivered

☐ Health certificate / veterinary records ☐ Vaccination records ☐ Microchip / registration details

☐ Training notes / training exhibit ☐ Equipment listed here: _____

Additional items / exceptions: _____

10. Signatures

The parties acknowledge they have reviewed the Dog's documented training level, purchase terms, and limited guarantees, and agree to the terms above.

SELLER: VON HIMMEL HAUS, INC.	BUYER
Signature: _____	Signature: _____
Printed name / title: _____	Printed name: _____
Date: _____	Date: _____

Note for reuse: Complete all blanks, verify Seller's legal name and contact information, and attach a signed training exhibit for specialized or working-dog sales. Legal review is recommended before execution.