



# GOLDLEAF MASTIFFS PUPPY CONTRACT



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In as much as Jann Lanz, hereafter called the **BREEDER**, offers for sale a mastiff further described as:

<b>Male</b>	<b>Female</b>	<b>Companion</b>	<b>Show</b>
<b>Type of Registration:</b>		<b>Limited*</b>	<b>Full*</b>
*See below for explanations			

**Name: Goldleaf's**  
(**BUYER** - Please provide to **BREEDER** full name of puppy after registration is completed)

**Date of Birth:**

**AKC Registration number:**

**Sire:**

**Dam:**

**BUYER(S) :**

**BUYER(S) Address:**

<b>Phone Number:</b>	<b>Home:</b>	<b>Work:</b>
	<b>Cel:</b>	<b>Fax:</b>

The **BUYER(s)**, agrees to purchase the Mastiff described above for the total sum of \$2,500.00, under the following conditions. No other warranties or conditions are either expressed or implied. Both parties, without any reservations whatsoever are freely entering into this contract.

1. The **BREEDER** guarantees that the above listed animal is a purebred Mastiff registered with the AKC, and that the registration will be sent to the **BUYER** when the dog is paid for in full. The following items are the express conditions to the execution of this contract for sale.
2. **BUYER(s)** agrees to have the Mastiff examined by a licensed veterinarian within five days of the effective date of this contract, and shall forward a signed statement from the veterinarian that the Mastiff is in good health. **BUYER** agrees to collect and submit a stool sample to vet during this visit to ensure that puppy is clear of parasites. The **BUYER(s)** shall assume full responsibility for the above-described Mastiff following the five day period. If the Mastiff is found to be unhealthy, the **BUYER(s)** may return the Mastiff for a full refund of monies paid.
3. **BUYER(s)** agrees that the Mastiff is being principally purchased as a companion for the home and is not to be used as a commercial guard dog, for the life of the dog.
4. **BUYER(s)** agrees to properly maintain the health of the Mastiff, which includes regular exercise and proper diet, to regularly have the dog examined by a licensed

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veterinarian, and to have the dog regularly vaccinated, for the life of the Mastiff, at least annually. **BUYER** agrees to use Heartworm preventative medication monthly (oral) for this Mastiff throughout its entire life.

5. In the event that **BUYER(s)** must dispose of this Mastiff described herein, **BREEDER** will have first opportunity to take possession of the Mastiff at no cost to **BREEDER**. **BUYER(s)** agrees to pay for all shipping/return costs and agrees to return mastiff unaltered in the case of a show quality mastiff. At NO TIME may this Mastiff be given or sold or transferred to a third party without the written and signed consent of **BREEDER**. Upon BUYER'S receipt of the AKC puppy registration papers, BUYER agrees that an "AKC Additional Signature" form is NOT allowed and the only owners of this mastiff puppy shall be the buyers listed on this contract at the time and date of sale. If an "Additional Signature" form is necessary due to multiple owners, the BREEDER'S signature must be included on the "Additional Signature" form. This contract is designed to ensure the placement of this Mastiff into a loving, responsible home where he/she will be loved by people who have the best interest of the Mastiff, and the breed as a whole, foremost in their hearts.

6. **BUYER(s)** agrees to release and hold harmless **BREEDER** for any and all liability, damages, or injuries caused either directly or indirectly by the Mastiff to any person or animal, whether actual or legal, or to any property, whether real or personal. Furthermore, **BUYER(s)** assumes full liability for any damages or injuries, whether physical, mental, emotional or economic, caused by the Mastiff to any person, whether actual or legal, or to any property, whether real or personal, after receiving and acknowledging delivery and possession of the Mastiff. **BUYER(s)** further agrees to indemnify or reimburse **BREEDER** for any costs or expenses incurred by the **BREEDER** as a result of any act of the **BUYER(s)** causing liability, damages, or injuries as set forth herein.

7. **BUYER(s)** agrees to provide adequate shelter and socialization, and to take proper safeguards for the care and comfort of this Mastiff, including but not limited to a fenced yard, quality food and fresh water at all times, for the remainder of this mastiff's life.

8. **BREEDER** is to provide the following to **BUYER(s)**:

- a) AKC Registration papers (if personal checks are written, papers will be mailed upon bank clearance).
- b) FIVE (5) generation pedigree of the Mastiff
- c) This contract
- d) Health certificate of Mastiff, if shipped
- e) Vaccination/worming record of Mastiff

9. In the event of a returned check or non-payment from **BUYER(s)**, **BUYERS(s)** agree to transfer AKC ownership back into **BREEDERS** name until payment has been made in full or the mastiff has been returned. **BREEDER** reserves the right to decide which option.

10. All rights, duties, obligations or benefits arising from this contract are not assignable or delegable.

11. If any term, provision, condition or covenant of this contract should for any reason be held illegal, invalid, void or unenforceable, the remainder of this contract shall remain in full force and effect.

12. **BREEDER** recommends that the Mastiff shall have the eye's tested for PRA prior to any breeding, at **BUYERS** expense (unless mastiff is clear by parentage within one generation). **BREEDER** requires that the Mastiff be x-rayed for hip and elbow dysplasia between the ages of 24 and 28 months, according to the OFA procedures, and receives passing scores, at **BUYERS** expense for guarantee to stay in effect for show quality puppies. A copy of all certification reports must be sent to the **BREEDER** if a problem

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arises. If the Mastiff described herein is unable to obtain an OFA Certification as free from hip or elbow dysplasia, or pass the PRA eye test, in the event of a show quality Mastiff, **BUYER** will be refund \$500.00. **There are no guarantees or refunds on companion quality Mastiffs.** The following will apply to any refunds.

A. Refunds will only be made if the **BUYER** provides veterinary proof that said Mastiff has been spayed or neutered, at **BUYER'S** expense.

B. No refunds shall be made of any Mastiff dog or Mastiff bitch that has previously been bred, or displayed a fault as a result of mistreatment, improper diet or lack of proper care.

C. No refunds shall be made of any Mastiff dog or Mastiff bitch if the Goldleaf Kennel name is not on the AKC registration.

**13. BUYER** agrees to register their Mastiff with the American Kennel Club before the age of six months. The **BUYER** agrees to use the **BREEDER'S** Kennel name (Goldleaf's) as a Prefix to the official AKC registered name of the puppy. **BUYER** agrees that the only AKC registered owner(s) of this mastiff puppy will be the **BUYER(S)** who sign this contract. At no time may the **BUYER** add an additional owner without written approval from the **BREEDER**.

**14.** Mastiffs should be fed a quality dog food. You should follow the bag's feeding directions, plus one cup per day, until the age of six months. After six months, food should be increased to 8 cups per day until the age of one year. After this, food should be reduced to around six cups per day. You should continue to feed your mastiff quality dog food throughout its life. You should be able to see the last rib of your puppy until 18 months of age. After 18 month, the last rib should be covered, but the mastiff should not be overweight. Make sure you always have plenty of fresh water for your mastiff.

### 15. Provisions for Females:

For the protection of the breed, health and well being of this Mastiff female, and the protection of the Mastiff population, the **BUYER** hereby agrees: in the case of a show quality female, not to breed this Mastiff more than 3 times unless a breeding does not produce a litter, the litter results in only one live puppy, or a litter is stillborn. This clause includes accidental breeding. A bitch will not be bred more than twice in any eighteen (18) month period unless she does not whelp a litter, the litter is stillborn, consists of a single (1) pup, or as a part of a veterinarian recommendation for treatment of pyometria. This Mastiff will not be bred before 22 months of age nor after her seventh (7th) birthday. The **BUYER** shall never breed this Mastiff female to any other than a respectable specimen of her own breed, always keeping in mind the betterment of the breed, always striving to improve the breed and to reduce genetic faults. Before **BUYERS** do any breeding with this Mastiff, it is recommended that they submit pedigree, OFA, and Cerf (eye) information, along with any other requested documents, to **BREEDER** for review and recommendations. Before breeding this Mastiff the **BUYER** agrees to test this Mastiff for any genetic defects and it is recommended to not breed her unless she, and the male she is being bred to, is clear of the following: OFA hips, OFA elbows. Eyes Clear from PRA (other than mild entropia/ectropia). Thyroid Normal, Heart Normal. Buyer agrees to never breed this mastiff to a male that has any Beuowulf Mastiffs (regardless of Registered name) in the lineage/pedigree.

16. Provisions for males: For the protection of the breed, the health and well being of this Mastiff dog, and the protection of the Mastiff population, the **BUYER** hereby agrees: in the case of a show quality male, the **BREEDER** reserves the right to use this male dog sold under this contract as a stud dog on any females that the **BREEDER** owns or co-owns with no charge to them. **BUYER** agrees to not neuter this male without written consent from the **BREEDER**. This shall be after said dog reaches 12 months of age. It shall be the responsibility of the **BREEDER** to bring the breeding bitch to the male Mastiff or pay to have the semen drawn and shipped and all expenses concerning the breeding shall be

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the **BREEDER'S** responsibility. If **BREEDER** chooses to use the dog for breeding, **BREEDER** will be responsible for costs involved in genetic testing, if testing has not been previously completed by **BUYER**. **BREEDER** reserves the right to collect, freeze, own and use frozen semen from this dog on any females that the **BREEDER** owns or co-owns with no charge to them at **BREEDER'S** expense. If **BUYER** chooses to use the dog for breeding, **BUYER** will be responsible for costs involved in genetic testing, and agrees to first test this Mastiff for any genetic defects and it is recommended to not use the Mastiff as a stud unless the Mastiff and the female he is being bred to, is clear of the following: OFA hips, OFA elbows. Eyes Clear of PRA (other than mild entropia/ectropia). Thyroid Normal, Heart Normal. The **BUYER** shall never breed this Mastiff to any other than a respectable specimen of his own breed, always keeping in mind the betterment of the breed, always striving to improve the breed and to reduce genetic faults. The **BUYER** agrees to not knowingly breed this dog to any known puppy mill, broker, or pet shop females; nor be used to sire litters for the purpose of producing puppies for the same. Neither shall it be allowed to sire litters for the purpose of producing stock for laboratory experimentation. It shall be the **BUYER'S** responsibility to check the reputability of the female owner before breeding takes place. Should questions arise as to the reputability of the female owner, the **BUYER** agrees to use their best judgment before breeding this Mastiff to the female. Before **BUYERS** do any breeding with this Mastiff, it is recommended that they submit pedigree, OFA, and Cerf information, along with any other requested documents, to **BREEDER** for review and recommendations. The **BUYER** agrees to not breed this Mastiff to a female under the age of 22 months or who has produced a litter of more than one live puppy within a 12-month period. The **BUYER** attests that should a litter occur from a mating, it will not result in the female owner producing over a total number of 8 (eight) litters produced within a twenty four (24) month period; owned or co-owned.

### 17. Spay & Neutering:

It is recommended that females and males which are judged not to be of show and breeding quality should be spayed or neutered when they near maturity, around eighteen (18) months of age, but not before. Waiting to alter your dog until 18 months of age will help to ensure proper growth of your mastiff.

### 18. "Show Quality" Mastiffs:

The **BREEDER** will use their best judgment and the advice of other fanciers in evaluating the puppies as to show or companion quality. There is no guarantee that a puppy evaluated as "Show Quality" will be successful in the show ring as an adult and no warranties are made to that effect. **BUYER** agrees that if said dog is shown and becomes a Champion, a picture along with a copy of Championship certificate will be sent to the **BREEDER** at the above address. **BREEDER** reserves the right to publish this information stating that Jann Lanz of Goldleaf Mastiffs (**BREEDER**) is the breeder of the dog along with the **BUYER(s)** stated as being the owner(s). **BUYER** also agrees to allow **BREEDER** to post all other photos and health reports publicly.

**19.** The buyer agrees that this puppy, male or female, will never be bred to any mastiff containing any Beowulf Mastiffs dogs in their pedigree.

### 20. Change of Address/Telephone Number

**BUYER** agrees to notify **BREEDER** of any email address, mailing address or telephone number change so that **BREEDER** will always know where the mastiff resides.

### 21. Violations of Contract

Violations of the terms of this contract renders all guarantees stipulated in this contract to be null and void. In the event this contract and the parties involved have to be taken to court **BUYER** is responsible for all court costs.

**VACCINATION / WORMING RECORD / COCCIDIA INFORMATION**

Your puppy's first vaccination was on \_\_\_\_\_

The next vaccinations are due on \_\_\_\_\_ and \_\_\_\_\_  
(This shot should include Leptospirosis)

Your puppy was wormed on \_\_\_\_\_. Please make sure that your vet re-checks for worms and continues treatment if necessary during your initial visit.

Breeder has made all reasonable attempts to ensure your puppy is clear of any worms/parasites, but can not guarantee this.

**It is common that puppies get diarrhea from Coccidia upon going to their new home, so please watch for any signs and take your puppy to a vet for immediate diagnosis and treatment. It is important that you read and understand the following:**

Coccidia are small [protozoans](#) (one-celled organisms) that live in the intestinal tracts of dogs and cats. They cause disease most commonly in puppies and kittens less than six months of age, in adult animals whose [immune system](#) is suppressed, or in animals who are stressed in other ways (e.g.; change in ownership, other disease present).

In dogs and cats, most coccidia are of the genus called *Isospora*. *Isospora canis* and *I. ohioensis* are the species most often encountered in dogs. Regardless of which species is present, we generally refer to the disease as coccidiosis. As a puppy ages, he tends to develop a natural [immunity](#) to the effects of coccidia. As an adult, he may carry coccidia in his intestines, and shed the [cyst](#) in the feces, but experience no ill effects.

How are coccidia transmitted?

A puppy is not born with the coccidia organisms in his intestine. However, once born, the puppy is frequently exposed to his mother's feces, and if the mother is [shedding the infective cysts](#) in her feces, then the young animals will likely ingest them and coccidia will develop within the young animal's intestines. Since young puppies, usually those less than six months of age, have no immunity to coccidia, the organisms reproduce in great numbers and parasitize the young animal's intestines. Oftentimes, this has severe effects.

From exposure to the coccidia in feces to the onset of the illness is about 13 days. Most puppies who are ill from coccidia are, therefore, two weeks of age and older. Although most infections are the result of spread from the mother, this is not always the case. Any infected puppy or kitten is contagious to other puppies or kittens. In breeding facilities, shelters, animal hospitals, etc., it is wise to isolate those infected from those that are not.

What are the symptoms of coccidiosis?

The primary sign of an animal suffering with coccidiosis is diarrhea. The diarrhea may be mild to severe depending on the level of infection. Blood and mucous may be present, especially in advanced cases. Severely affected animals may also vomit, lose their appetite, become dehydrated, and in some instances, die from the disease.

Most infected puppies encountered by the authors are in the four to twelve week age group. The possibility of coccidiosis should always be considered when a loose stool or diarrhea is encountered in this age group. A microscopic fecal exam by a veterinarian will detect the cysts confirming a diagnosis.

It should be mentioned that stress plays a role in the development of coccidiosis. It is not uncommon for a seemingly healthy puppy to arrive at his new home and develop diarrhea several days later leading to a diagnosis of coccidia. If the puppy has been at the new home for less than thirteen days, then he had coccidia before he arrived. Remember, the incubation period (from exposure to illness) is about thirteen days. If the puppy has been with his new owner several weeks, then the exposure to coccidia most likely occurred after the animal arrived at the new home.

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What are the risks?

Although many cases are mild, it is not uncommon to see severe, bloody diarrhea result in dehydration and even death. This is most common in animals who are ill or infected with other parasites, bacteria, or [viruses](#). Coccidiosis is very contagious, especially among young puppies. Entire kennels may become contaminated, with puppies of many age groups simultaneously affected.

What is the treatment of coccidiosis?

Fortunately, coccidiosis is treatable. Drugs such as [sulfadimethoxine \(Albon®\)](#) and [trimethoprim-sulfadiazine \(Tribrissen®\)](#) have been effective in the treatment and prevention of coccidia. Because these drugs do not kill the organisms, but rather inhibit their reproduction capabilities, elimination of coccidia from the intestine is not rapid. By stopping the ability of the protozoa to reproduce, time is allowed for the puppy's own immunity to develop and remove the organisms. Drug treatments of one to three weeks are usually required.

How is coccidiosis prevented or controlled?

Because coccidia is spread by the feces of [carrier](#) animals, it is very important to practice strict sanitation. All fecal material should be removed. Housing needs to be such that food and water cannot become contaminated with feces. Clean water should be provided at all times. Most disinfectants do not work well against coccidia; incineration of the feces, and steam cleaning, immersion in boiling water, or a 10% ammonia solution are the best methods to kill coccidia. Coccidia can withstand freezing.

Cockroaches and flies can mechanically carry coccidia from one place to another. Mice and other animals can ingest the coccidia and when killed and eaten by a dog, for instance, can infect the dog. Therefore, insect and rodent control is very important in preventing coccidiosis.

The coccidia species of dogs and cats do not infect humans.

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We, the undersigned, have read this contract, and do understand and agree to its terms and conditions. The written terms of this contract constitute the entire agreement between **BUYER(s)** and **BREEDER**, and no other written or verbal statement, promises, documents or writings shall have any weight or effect upon this contract.

**BUYER(s)** acknowledges receiving delivery and acquiring physical possession of the Mastiff described above.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
BREEDERS Signature

\_\_\_\_\_  
BUYERS Signature

*\*Limited Registration means that the dog or bitch is registered but no litters produced by that dog or bitch are eligible for registration or eligible to show at AKC events. Limited Registration helps breeders protect their breeding programs. If breeders do not want puppies used for breeding purposes, they can request the Limited Registration option for those puppies. Limited Registration can be changed to Full Registration only by the litter owner(s), when the dog or bitch reaches the age of 24 months and is evaluated by litter owner(s). It is at the litter owner(s) discretion whether or not the dog or bitch can be changed to Full Registration. All dogs or bitches that are sold as a show prospect will automatically be given full registration at the time of sale.*

*\*Full Registration means that the dog or bitch is fully registered and all litters produced are eligible for registration and may be shown at any AKC event.*