

Guardian Home Program Agreement

Our Guardian Home Program allows us to grow our breeding program while ensuring every breeding dog lives in a loving, family-centered environment. This sample contract shows what a typical Guardian Family agreement looks like. All final contracts are customized for each individual family and dog. Guardian dogs typically range from \$0–\$500 depending on placement.

Program Benefits

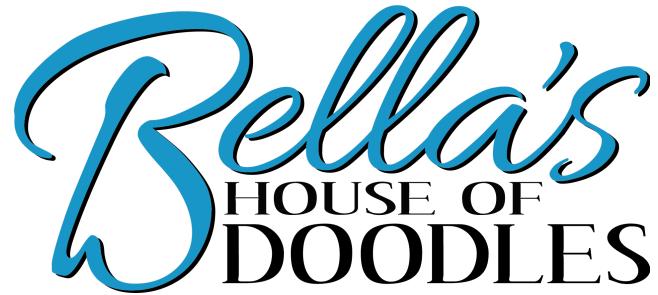
- Your guardian dog is pick of the litter, valued at \$10,000–\$15,000, with an initial cost of \$500.
- Breeder covers all breeding-related veterinary costs, including health testing.

Initial Requirements for Guardian Families

- Live within the Greater Mankato area (exceptions may be approved).
- Never allow the dog off-leash in an unsecured area (no dog parks).
- Maintain reliable transportation for all breeding-related appointments.
- Provide all routine and emergency veterinary care with any licensed vet.
- List Angela DeMartini on all veterinary accounts..
- Activate & Maintain Trupanion Pet Insurance.
 - List Angela as a second owner after the first month.
- Feed Life's Abundance Small & Medium Breed Formula (alternates require approval).
- Provide NuVet supplements daily.
- Equip the dog with a GPS collar or Apple AirTag.
- Maintain open communication and follow breeder decisions.

Ownership

- Full ownership, rights, and breeding decisions remain with the breeder until retirement.
- All puppies (females) and semen (males) are the breeder's sole property.
- The dog is only bred as directed by the breeder.
- Upon retirement and spay/neuter, ownership transfers to the Guardian Family.



Possession & Access

After signing, the dog lives full-time with the Guardian Family. The dog must be returned for breeding, whelping, and all reproductive-related appointments. Guardians may not transfer possession without written approval and must allow one yearly home visit.

Breeder Access for Females

- Returned for all reproductive vet appointments.
- Breeding begins at first signs of heat; lasts 5–7 days.
- Family transports every other day or leaves her with us.
- Returned 7–14 days before due date; remains until puppies are weaned (6–8 weeks).
- Total stay typically 9–12 weeks. • Females bred no more than four (4) times.
- Lack of communication or obstruction results in immediate removal.

Breeder Access for Males

- Returned for 5–7 day breeding commitments.
- Transport every other day or leave with breeder.
- Must return for all reproductive vet appointments.
- Same communication clause applies

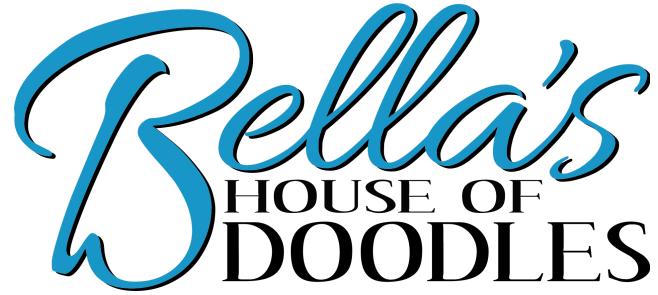
Guardian Family Responsibilities

- Dog lives indoors only.
- Dog must be kenneled or safely contained when unattended.
- Follow diet, exercise, training, and socialization requirements.
- Maintain leash training, manners, and obedience.
- Provide routine veterinary care (breeder pays only breeding-related care).
- Send monthly photos and updates.
- Notify breeder of travel, address changes, or emergencies.

Termination of Agreement

This agreement may end:

- Upon transfer of ownership after retirement.
- If non-compliance risks the dog's welfare.
- Upon the dog's death.
- If the family returns the dog permanently.
- By mutual agreement with a buyout fee of \$800–\$2000.



Indemnity

The Guardian Family holds the breeder harmless from all claims, liabilities, or damages involving the dog while in their possession.

Final Agreement

IN WITNESS WHEREOF The parties have executed this agreement on: ____ / ____ / _____

Please note: The official signed contract you receive in person uses a different layout, but the content is exactly the same as shown above.

Bella's House of Doodles • 107 598th Ave, Eagle Lake, MN 56024
bellashouseofdoodles@gmail.com • 507-514-7096 • bellashouseofdoodles.com