



Leslie Urso – Owner
3319 OLD HICKORY GROVE ROAD
FRANKLIN, TEXAS 77856
979-814-0642

Welcoming a puppy/dog into your home is a meaningful decision, and at Crème of the Crop Dachshunds, we are committed to making that experience as rewarding and well-supported as possible. Our puppies/dogs are raised with intention, care, Early Neurological Stimulation, Early Scent Introduction, and early enrichment, giving them a solid foundation for confident, well-adjusted lives. We go beyond simply placing a puppy – we provide our families with guidance, resources, and an educational framework to help you understand and meet your puppy’s/dog’s needs from the very beginning. When you choose one of our puppies/dogs, you are not just making a purchase – you are gaining a partner dedicated to setting you and your new companion up for long-term success.

Choosing a puppy/dog from Crème of the Crop Dachshunds means bringing home more than just a beautiful English Cream miniature dachshund – it means gaining a thoughtfully raised companion backed by experience, care, and ongoing support. Our puppies are nurtured in a loving home environment with early enrichment, attention to temperament, and a strong health foundation (All parent dogs in our program undergo comprehensive genetic health testing through Embark Veterinary and GenSol Diagnostics to support informed responsible breeding decisions), setting them up to thrive in their new homes. We are deeply committed to our families, offering guidance, education, and a lifelong connection so you feel confident every step of the way. When you choose us, you choose quality, dedication, and a breeder who truly stands behind every puppy.

Bringing a new puppy home is exciting, but it can also feel overwhelming without the right guidance. We provide our families with an all-in-one educational curriculum giving families a clear, consistent roadmap – from understanding behavior to building healthy routines – so they can raise a confident, well-adjusted puppy/dog from day one. It removes guesswork, prevents common mistakes, and strengthens the bond between puppy and owner.

As readers and advocates of thoughtful, science-based training, we are proud to offer this wonderful opportunity to our clients. By sharing trusted resources and guidance, we help set our new families up from the very beginning.

We sincerely thank you for choosing one of our English Cream Dachshunds' puppies/dogs and for placing your trust in us. Our goal is to make this transition as stress-free and enjoyable as possible while ensuring every puppy receives the professional care and love they deserve. This contract is designed to clearly outline our mutual commitments, so expectations are understood and there are no uncertainties down the road. We warmly welcome you to the Crème of the Crop family, where you will have a lifetime of love and support for your exquisite Dream Crème puppy/dog. We are always available for questions, and we truly enjoy receiving photos, videos, and updates as your puppy grows – please keep in touch and share in the journey with us!

To a dog, you are not just a part of life – you are their whole world, their comfort, their joy, and their purpose. And while they may only be one chapter in your story, they spend every moment making sure you are the very best of theirs.

Warmest regards,

Leslie Urso

Buyer's directions for completing our Puppy Contract:

To help make the process smooth and welcoming, we kindly ask that buyers carefully follow these simple steps when completing the puppy/dog contract. Please print the contract from our website and complete only the highlighted sections that are **yellow** on each page, leaving all non-highlighted areas for the seller, Leslie Urso, to fill in. Be sure to leave the date on the final page under "Acknowledgment of Receipt" blank, as this section will be completed at the appropriate time. Once you have received verbal approval to purchase a puppy/dog from Crème of the Crop Dachshunds, a deposit must be placed first via wire transfer to Leslie Urso; the necessary wire instructions will be provided to you by text message to complete the transaction. After sending your wire, please mail the original completed contract – ensuring all highlighted sections are filled out - within 7 days to ensure your place on our paid waitlist. We ask that you send it via priority mail with no signature required for timely delivery. These steps help us maintain a professional, organized process so every family and puppy/dog receives the care and attention they deserve.

**PUPPY CONTRACT – BILL OF SALE
HEALTH GUARANTEE**

THIS AGREEMENT made the _____ day of _____, 20__ by and between:

Buyer's Name: _____

Seller's Name: Leslie Urso

UPON PAYMENT of the total sum of \$ _____ PLUS 8.25% Texas State Sales Tax paid by the Buyer to Seller ("the Purchase Price"), of which is hereby acknowledged, Seller grants, sells, conveys, and transfers ownership of the following dog (the "Dog") to Buyer:

Buyer's Name: _____

Address: _____ **City:** _____ **State:** _____

Phone: _____ **Zip Code:** _____

Buyer's email address: _____

Breed: Miniature Dachshund **Sex:** _____ **Color:** _____

Pattern: _____ **Coat:** Longhair **Puppy/Dog's Name:** _____

Date of Birth: _____ **Dam:** _____ **Sire:** _____

The parties accept and agree to be bound by the attached Terms and Conditions governing the purchase and sale of the Dog.

BUYER'S SIGNATURE: _____ **DATE:** _____

SELLER'S SIGNATURE: _____ **DATE:** _____

Our Breeding Dogs are AKC & CKC registered and are of the highest quality with exceptional pedigrees.

WE DO NOT SELL BREEDING DOGS!

NO AKC Papers will be GIVEN.

We currently Do Not provide shipping.

Pick-up Date: _____

DEPOSIT PAID: \$ _____ Plus 8.25% Texas State Sales Tax **Date:** _____

Wire Transfer: _____

PICK OF THE LITTER FEE (DOES NOT APPLY TO THE COST OF THE PUPPY)

TOTAL CASH ONLY AMOUNT DUE AT PICK UP: _____ **(Plus**
8.25% Texas State Sales Tax)

PAID IN FULL: _____

SELLER'S SIGNATURE: _____

Terms and Conditions

Deposits, Payments of Purchase Price, Fees

Buyer has paid a non-refundable deposit of **25% of the Cost of the Dog, Plus 8.25% Texas Sales Tax**. An additional non-refundable 25 % of the cost of the Dog (\$ _____ **Plus 8.25% Texas Sales Tax**) is due when the Dog is seven days of age. A non-refundable payment of \$ _____ **Plus 8.25 % Texas Sales Tax** is required by this age. If payment is not received by this time, the Buyer forfeits any rights to the Dog, and the Dog will be placed in another home. The price of the Dog is to be paid with a non-refundable final CASH ONLY payment of \$ _____ **Plus 8.25% Texas Sales Tax** when the Dog is picked up at 8 weeks of age at the earliest. If payment is not received by this time, the Buyer forfeits any rights to the Dog, and the Dog will be placed in another home. All Deposits, Pick of the Litter Fees, and Payments are non-refundable.

All Deposits, Pick of the Litter Fees, and Payments are non-refundable, however, under certain circumstances at the Seller's discretion may be moved to another litter. (Deposits to hold a puppy are **25% of the Cost of the Dog, Plus 8.25% Texas Sales Tax** and the pick of the litter fee is **\$500.00 Plus 8.25% Texas Sales Tax.**)

*****PLEASE NOTE: Puppy deposits, half payments, and full payments applied to a puppy held for more than 2 weeks may not transfer their deposit, half payment, or final payment to another litter. *****

(Any wire transfers must clear the bank before you can pick up your puppy).

*Pick of the Litter Payments are non-refundable and may only be transferred to another pick of the litter position if it is available.

We do NOT accept wire transfers for final payment on puppies less than 21 days before pickup!

We accept final payments of CASH ONLY at puppy pick up at 8 weeks at the earliest.

Transfer of Ownership and Registration

Upon payment of full Purchase Price, Seller shall promptly take all actions required to officially transfer ownership of the Dog to Buyer.

Puppies are usually ready to go home at 8 weeks of age. Puppies that stay beyond the 8-week time period will be subject to \$100.00 per day boarding fees unless agreed upon in advance. Some puppies need additional time to mature, and we reserve the right to keep all puppies until we feel they are mature enough to go home to their families. Puppies need to be with their families as soon as possible to bond, for enrichment, socialization, and for positive redirection and praise to begin. You do not want to miss this special part of your puppy's life!

Seller's Representations and Warranties

Seller represents and warrants to Buyer that:

1. This puppy/dog is guaranteed to be in good health to the best of my knowledge at the time of sale. Your puppy may come with a certificate of health from our vet at our discretion.
2. This puppy/dog is guaranteed to be free from life threatening diseases for up to 12 months (genetic diseases for 1 year).
3. Examination by a licensed veterinarian and a fecal test is required within 72 hours of purchase at the Buyer's expense or there will be no guarantee on the Seller's Part. It is the responsibility of the Buyer to care for the dog or puppy properly and keep it free from harm. Please remember that your dog or puppy must be treated with great care and protected from danger.
4. This contract does not cover or guarantee against common internal or external parasites or common puppy/dog related conditions and illnesses, including but not limited to colds, allergies, hernias, open fontanel, hypoglycemia, giardia, or coccidia.
5. If the puppy/dog is found to be unfit for purchase, Crème of the Crop Dachshunds must be notified by buyer along with a written statement from a licensed veterinarian as to the cause or condition, before any replacement will be made. No refunds will be given and shipping cost will be at the expense of the Buyer.
6. In the event of the death of the puppy, a necropsy must be performed to determine the cause of death. Crème of the Crop will not be responsible for these charges.
7. Seller offers no cash refunds. We do not cover vet fees and/or services. When a replacement is required, the purchase price will apply toward the price of another puppy of equal value when availability. In the event of a replacement, the puppy must be returned within 72 hours along with all paperwork and health records.
8. **EXTENDED HEALTH GUARANTEE:**

We believe so strongly in the benefits of "NuVet Plus" Immune System Builder wafers that we will extend our one-year guarantee to two years if your use "NuVeT Plus Immune System Wafers" Daily for at least two years. You must use our breeder's code 21577 for

the extended health guarantee so that we receive confirmation emails of each one of your orders along with the quantity ordered to keep a record for your extended health guarantee. (Call 1-800-474-7044 to order this amazing product!)

9. Crème of the Crop Dachshunds (Seller) is proud to provide each puppy with a strong, healthy start by ensuring all age-appropriate vaccinations and deworming protocols have been carefully completed. Every puppy is also examined by our licensed veterinarian prior to going home. For your peace of mind, a detailed health record documenting all care and treatments will be provided, so you can feel confident and informed as you welcome your new puppy/dog into your home.

Crème of the Crop Dachshunds feeds “Diamond Naturals – Small Breed Puppy.” We advise you to keep your puppy on this until he/she is at least 1 year of age. At that time, Diamond offers many options for the needs of your pet. Diamond is an excellent source of protein for your puppies’ growing needs. We also give NuVet Plus Immune System Builder Wafers and highly recommend you keep your puppy on these at the manufacturer’s suggested dosage to ensure your pet’s overall health due to the different environmental conditions with which the dogs and puppies come into contact.

Fitness of Purpose

The Seller at no time guarantees the size, weight, hair coat, skin conditions, color, confirmation, training ability, or temperament of the puppy as an adult dog. All we have are the parents of the puppy and our experience on which to base their weight! You can learn more by reading about normal distribution and standard deviation.

Buyer’s Responsibilities: **To acknowledge your agreement to each one of the Buyer’s representations to Seller listed below, initial to the left of each number.** By initialing and agreeing to these requests, the buyer acknowledges their commitment to providing a well-informed, loving, and responsible home for their puppy/dog. These responsibilities are designed to benefit both the puppy/dog and your family by offering ongoing guidance, trusted resources, and a strong support system, helping you navigate each stage of your puppy’s/dog’s development with confidence. Staying connected also allows you to celebrate milestones together and ensure your puppy/dog continues to thrive, giving you peace of mind and a more enjoyable, successful experience as a new puppy/dog owner.

Buyer represents to Seller that:

1. The buyer agrees that it is the Buyer’s responsibility to accept the puppy/dog as described. The Seller has provided and the Buyer has acknowledged a full disclosure of the health, habits, and temperament of the puppy at the time of transfer. The puppy’s/dog’s complete health/veterinarian records will be included.

2. The buyer agrees to maintain the health of this puppy/dog: completion of all puppy vaccines (Seller recommends waiting at the vet's office for 30 minutes in case of allergic reactions to vaccinations), monthly flea/tick prevention (NexGard for example), monthly heartworm protection (Heartgard for example), yearly examines, vaccines, and regular vet checkups. Our puppies receive wormings at 2, 4, 6, & 8 weeks, and their first set of puppy shots at 6-7 weeks of age. All are approved and recommended by our veterinarian. If for any reason the buyer is unable to care for the puppy, the Buyer will contact the Seller (Breeder) to find the puppy/dog a loving home.

3. The buyer agrees to provide a life-long commitment, comfortable environment, prompt medical attention, proper grooming, and responsible care. This includes keeping this dog/puppy parasite free and up to date with vaccinations (including rabies), deworming, provided proper nutrition, which consists of good quality professional feed given at regular intervals, and fresh water available always and necessary veterinary care.

4. The buyer will have the dog spayed or neutered at the earliest appropriate age to support the long-term health and well-being of your puppy, decided by the Buyer and Buyer's veterinarian. This important step offers many benefits, including helping to prevent certain health conditions, supporting balanced hormones, and often contributing to a more manageable and stable temperament. It also plays a vital role in preventing unplanned litters, ensuring that every dog is intentionally bred and placed in a responsible, loving home. By choosing to spay or neuter, buyers are making a thoughtful, proactive decision that supports both their dog's quality of life and the overall well-being of the breed.

5. The buyer is not acting as agent for any other person or business in the purchase of this puppy/dog. This agreement ensures that the buyer is purchasing the puppy solely for themselves and not acting as an agent or representative for any other person, group, or business. This is important because it allows us to carefully screen and approve each home, ensuring that every puppy/dog is placed in a safe, loving, and responsible environment that meets our standards. By working directly with the intended owner, we can provide proper guidance, build a trusted relationship, and maintain lifelong support. This protects the puppy/dog from being placed into unknown or unapproved situations and gives both the breeder and buyer confidence that the puppy's/dog's well-being is always the top priority.

6. The buyer will keep puppy/dog in an enclosed area of adequate size when it first arrives home and will not allow the puppy/dog to roam at will. We provide a daily schedule to our families for their puppies to follow for proper playtime, exploration, enrichment activities, safe field trips, walks using proper safety protocols such as their puppy sling, strollers, and totes, nap times, feeding schedule, and bedtimes which can all be located in our puppy/dog all-in-one educational curriculum that our clients can access at any time using our password to open and print this living curriculum. We are always researching and adding new valuable information to our puppy All – in- One Educational Curriculum located on our website under the New Puppy Owners section as needed to help our clients and puppies. The buyer will not keep the dog chained or tethered or permanently house the puppy/dog in a kennel or crate. This agreement is designed to promote a happy, healthy, and well-adjusted life for your puppy/dog. The buyer agrees to provide a safe, appropriately sized, and enriching environment – such as a thoughtfully set-up puppy nursery following our puppy nursery guidelines of an eight by six square foot nursery which is carefully explained in our educational puppy curriculum provided to our clients during the early stages – and to allow more supervised freedom in the home (after the first three days of

puppy decompression in their puppy nursery with their primary care person to bond while the puppy is awake) as the puppy matures and learns. The buyer also agrees not to allow the puppy or dog to roam unsupervised, and not to keep the dog chained, tethered, or confined to a kennel or crate during the days/nights. These practices are avoided because they can lead to stress, anxiety, behavioral challenges, and a reduced quality of life. By providing supervised interaction, proper space, and a loving environment, the buyer supports the puppy's /dog's emotional well-being, confidence, and overall development, helping them grow into a secure and cherished companion.

7. The buyer will not sell, give, or release the puppy to another person, pet shop, retail store, dealer, animal testing facility, research facility, dog fighting organization or an agent for any such business or facility. This agreement is in place to protect the lifelong safety, well-being, and dignity of the puppy/dog. By ensuring the puppy/dog is never transferred to unknown or unverified individuals or facilities, we greatly reduce the risk of neglect, improper care, or unethical treatment. This commitment helps guarantee that the puppy/dog remains in a loving, responsible home where their needs are understood and met. It also allows the breeder to remain a trusted resource if circumstances ever change, ensuring the puppy/dog always has a safe and appropriate path forward. Ultimately, this protection benefits the quality of care, security, and peace of mind that every Crème of the Crop Dachshunds' puppy/dog deserves.

8: To support the ongoing health, quality, and success of our breeding program, the buyer agrees to provide photos, videos, and general health updates of the puppy or dog to the seller upon request. These updates may include information regarding the puppy's growth, size, weight, temperament, and overall condition. This shared information is incredibly valuable in helping us thoughtfully evaluate and improve future pairings, ensuring we continue to produce healthy, well-balanced puppies. For the buyer, this ongoing connection provides continued support, guidance, and expert insight as your puppy grows, creating a lasting partnership focused on the well-being and success of your puppy/dog.

9: To help ensure a smooth and well-prepared transition, the buyer agrees to text videos and photos to the seller of the puppy's designated nursery or safety zone by the time the puppy reaches six (6) weeks of age. This allows the seller to offer supportive feedback, helpful suggestions, and gentle guidance to ensure the environment is safe, comfortable, and set up for success before the puppy arrives home. Sharing these updates creates a collaborative and positive experience, giving buyers added confidence while helping the puppy adjust more easily to their new surroundings.

10. The buyer agrees to print all of our All – in - One curriculum documents and attached links from our website under New Puppy Owners and agrees to read it carefully, follow all breeder/Seller suggestions, and purchase the recommended items/food recommended for the best interests of the puppy/dog in making the transition to the new home as well as follow the Seller's training provided through the handouts and from texts or conversations with the Seller to help provide a smooth transition of the puppy/dog to the new home environment to keep stress and anxiety as minimal as possible for the puppy/dog.

11. To ensure a smooth, supported, and successful transition into the puppy's/dog's new home, the buyer agrees to maintain open communication with the seller during the initial adjustment period. Specifically, the buyer agrees to provide detailed brief updates via text messages or phone calls at least four times per day for the first three days after bringing the puppy/dog home. This continued communication during the first two-week transition phase is in the best interest of the puppy/dog, as it allows the breeder to offer timely guidance and support to help ensure the puppy/dog is eating and drinking appropriately, adjusting well, and remaining as

comfortable and low-stress as possible.

The buyer also agrees to share helpful daily details regarding the puppy's/dog's progress, including water intake, food consumption, general appetite, and overall behavior, as well as information about bowel movements and urination frequency. These updates allow the breeder to provide informed assistance if needed helping to prevent potential stress-related concerns and supporting the puppy's/dog's continued health and well-being during this important adjustment period.

12. As part of celebrating your puppy's/dog's journey, the buyer agrees - if they participate in social media – to kindly tag the breeder on posts, stories, reels, and TikTok videos featuring their puppy/dog. If an Instagram account is created for the puppy/dog, the buyer agrees to include the breeder's information, @cremeofthecropdachshunds, in the bio as the proud breeder. We truly enjoy staying connected and seeing “pupdates,” and this helps us continue to share in your puppy's/dog's growth while celebrating our extended Crème of the Crop family together.

13. To help you feel supported and informed every step of the way, the buyer agrees to follow Crème of the Crop Dachshunds on Facebook, which serves as our client “newsletter” filled with valuable educational content, helpful tips, and examples of products and routines that can benefit your puppy/dog. The buyer also agrees to follow our Instagram pages and accept follow-back requests from all Crème of the Crop Dachshunds social media accounts so you can stay up to date with the latest information, guidance, and community updates. In addition, the buyer agrees to send a friend request to Leslie Perkins Urso on Facebook as part of the approval and adoption process. This connection allows for better communication, ongoing support, and the sharing of pupdates, helping us stay involved and ensuring you always have a trusted resource as your puppy grows.

After the first two weeks of ownership, continued connection with us through our social media platforms is completely optional. That said, many of our families naturally choose to stay engaged – sharing updates, celebrating milestones, and remaining part of the Crème of the Crop community. It's a wonderful way to stay connected, continue learning, and be part of a group that truly values these dogs.

14. buyer understands and agrees that it is extremely important not to put the puppy/dog on the ground for any reason until the puppy/dog has received all rounds of puppy immunizations. Buyers agree not to put the puppy/dog on the floor or ground in vet clinics, rest areas, dog parks, pet stores, their yards, and any other high traffic dog areas. It is extremely important to take protective precautions due to the serious risk of Canine Parvovirus (“Parvo”), a highly contagious and potentially life-threatening virus that can survive in environments for extended periods. Young puppies are especially vulnerable because their immune systems are still developing, and exposure before full vaccination can lead to severe illness, dehydration, and in many cases, can be fatal. For this reason, it is important to follow strict safety protocols to help minimize risk and give each puppy the healthiest possible start in life.

15. For the health and safety of the puppy, the buyer agrees not to enroll, send, or place the puppy or dog in any training facility, group class, or outside training program until all rounds of core puppy vaccinations have been fully completed, along with any additional vaccinations recommended by their veterinarian for participations in such environments. This precaution helps protect your puppy/dog from exposure to contagious illnesses during a time when their immune system is still developing. By waiting until your puppy/dog is properly immunized, you

are giving them the safest start possible while also setting them up for a more positive, confident, and successful training experience once they are fully protected and ready to learn in a social setting.

16. To ensure a smooth, well-organized, and enjoyable pickup experience for every family, the buyer agrees not to book travel arrangements for puppy pick up until receiving prior approval from the seller regarding the specific pickup date and time. This helps avoid scheduling conflicts and ensures each family receives dedicated, unhurried time during pickup. Once approved, the buyer agrees to maintain flexibility within the designated pickup window, as the puppy pickups are scheduled by the seller when puppies reach approximately four to five weeks of age and are arranged to occur between eight and nine weeks of age. To support a stress-free transition, buyers are kindly encouraged not to schedule vacations or conflicting obligations during this pickup window or during the first two weeks after bringing their puppy/dog home, allowing full focus on bonding, adjustment, and proper care during this important stage. These guidelines are designed to create a coordinated, positive experience while prioritizing the health, safety, and smooth transition of each puppy/dog into their forever home, including protecting them during this early stage when they are still completing veterinary care and building immunity. If the buyer fails to appear for their scheduled puppy pickup appointment at the agreed-upon date and time, the buyer acknowledges and agrees that all deposits and payments made toward the puppy/dog are non-refundable and will be forfeited, as the puppy/dog was held specifically for their reserved placement and schedule.

17. For clients traveling by air to Texas to pick up their puppy/dog, the buyer agrees not to book any flights until receiving prior approval from the seller. This allows the seller to create a schedule where all new puppy families have a designated time for their Puppy Meet & Greets, and all families have a designated time to pick up their puppy on the predetermined Gotcha Day honoring each family's designated pickup date and times. All puppies leave on the same day. When the first puppy leaves our home, all the puppies' cortisol levels drastically increase immediately and continues to increase until the puppy reaches its new home and is put safely into its new puppy nursery with its main caregiver to start the first three days of Decompression. This coordination is essential to ensure a smooth, organized experience and to be considerate of other families who are also flying here on the same day to pick up their puppy/dog. Once approved, this process allows each family to receive dedicated time and attention during pickup, helping make the experience calm, enjoyable, and well-coordinated for everyone involved. In addition, the buyer agrees to obtain flight insurance or travel protection when booking travel, in case unexpected circumstances require rescheduling. (Also, do not forget to book your puppy's/dog's return ticket from the airline.) This ensures peace of mind and helps maintain flexibility for both parties if adjustments are needed.

18. To maintain a fair, consistent, and well-planned placement process for each of our puppies/dogs, the buyer understands and agrees that all deposits, pick-of-the-liter fees, and puppy/dog payments are non-refundable. We kindly encourage all prospective families to take their time reviewing the seller's website, contract, and educational materials thoroughly before placing a deposit or making any payments, once approval to purchase has been granted. This thoughtful approach ensures that every buyer feels confident, prepared, and excited about welcoming a Crème of the Crop Dachshunds' puppy/dog into their home, creating a positive and successful experience for both the family and their new companion.

19. Not all puppies are raised the same – and the difference shows. At Crème of the Crop Dachshunds, we are committed to providing each puppy – and their future family – with an

exceptional start. Our buyer doesn't start learning after the puppy/dog arrives – you start before. Our Crème of the Crop Dachshunds all-in-one puppy curriculum is designed to give each puppy a powerful advantage before they ever go home and is more than basic training - it's a carefully structured early-life foundation designed to shape confident, adaptable, and well-mannered companions. Our puppies are thoughtfully introduced to real-world experiences, gentle handling, and foundational behaviors that set them apart. As part of our commitment to our families, this password protected curriculum is provided (on our website under our new puppy parents page) as soon as your deposit is placed (Please use the password provided to unlock your exclusive puppy curriculum and begin preparing for your new arrival.) – giving you the opportunity to read, learn, and prepare before your puppy ever comes home. Instead of feeling unsure or overwhelmed, you'll know exactly how to continue the process from the very first moment.

To get the absolute most from this program, we invite our families to fully immerse themselves in the experience: print the curriculum, explore the supporting resources, take time to read, highlight, and even jot down notes as you go. Many of our clients tell us this becomes an exciting part of the journey – gathering recommended items, preparing their home, and truly envisioning life with their new puppy/dog. This early preparation helps prevent common mistakes, creates a smoother transition, and allows you to build on the strong foundation we've already started. To make this even more valuable, this gives you time to go through everything at your own pace, so you feel confident and prepared before your puppy arrives. You won't be guessing or reacting – you'll already know what to do, helping you avoid common mistakes and making those first days at home positive, calm, and successful.

To ensure the very best start for both puppy/dog and family, the buyer agrees to print, read, and thoughtfully follow all instructions and training guidance provided in our all-in-one educational curriculum, which is password protected, including all supporting educational links. To further simplify and enhance this experience, we have thoughtfully curated Leslie Urso's Amazon page, which includes recommended puppy and puppy nursery essentials, grooming supplies, and everyday care items, travel essentials, food, treats, and chews, and much more – all organized to align with our curriculum. This allows clients to confidently select high-quality, appropriate products without the overwhelm of researching on their own. This carefully designed program provides a clear, supportive roadmap that helps families raise a well-adjusted, happy puppy/dog from day one – making the transition smoother, more enjoyable, and setting everyone up for long-term success.

We believe this process is more than preparation - it's part of what makes bringing home a Crème of the Crop puppy/dog such a special and successful experience. For the very best start, our families commit to thoughtfully reviewing and following the guidance provided, ensuring both puppy and family begin this journey with clarity, confidence, and success. By completing this preparation, clients position themselves to build upon the foundation already established and ensure a positive, successful start from the very first day.

20. The buyer agrees to purchase and read the book *Puppy Brain* by Kerry Nichols. Reading *Puppy Brain* is a privilege because it offers insight into how puppies actually think and learn. Clients who take the time to explore this resource set themselves – and their puppy/dog – up for a smoother, happier journey built on understanding rather than frustration.

FOR OUR PUPPY'S/DOG'S PROTECTION, CRÈME OF THE CROP DACHSHUNDS RETAINS THE RIGHT TO CANCEL ANY SALE AT ANYTIME! IF WE BELIEVE UNAUTHORIZED BREEDING IS INTENDED, IF ANY TERMS OF THIS CONTRACT HAVE BEEN COMPROMISED, OR WE BELIEVE OUR PUPPIES ARE BEING SOLD THROUGH A BROKER, WE WILL RETURN DEPOSITS AND/OR PICK OF THE LITTER FEES WITHIN 30 DAYS AT OUR DISCRETION. THERE WILL BE A \$200 HANDLING FEE.

WE AT CRÈME OF THE CROP DACHSHUNDS ARE VERY CONCERNED ABOUT PUPPY MILLS AND THE TREATMENT OF OUR DOGS IN THEIR FUTURE HOMES. DUE TO THE TYPICAL SUBSTANDARD CARE SOME BREEDING DOGS RECEIVE, **WE DO NOT SELL DOGS TO BREEDERS.**

TO ENSURE THE CONTINUED LOVING CARE OF OUR PUPPIES/DOGS, WE ARE GIVEN **FIRST OPTION OF RESUMING FULL OWNERSHIP OF THE DOG AND WILL FIND A HOME FOR PUPPIES/DOGS THAT DUE TO UNPREDICTABLE CIRCUMSTANCES MUST BE PLACED OR SOLD INTO ANOTHER HOME. UPON RETURNING TO NO FAULT OF THE DOG/PUPPY, NO REFUNDS SHALL BE GIVEN. IF THE BUYER AT ANY TIME CAN NO LONGER RETAIN POSSESSION OF THIS DOG, THE DOG/PUPPY CAN NOT BE LEASED, TRADED, OR GIVEN AWAY TO ANY PERSON, PET SHOP, RESEARCH LABORATORY, ANIMAL SHELTER, FAMILY MEMBER (WITHOUT OUR CONSENT), OR SIMILAR FACILITY. WE HAVE A WAITING LIST OF APPROVED PEOPLE WANTING OUR DOGS DUE TO OUTSTANDING QUALITY AND BREEDING, AND WE ARE BEST QUALIFIED TO FIND/APPROVE THE BEST HOMES FOR OUR PUPPIES/DOGS. WE DO NOT MAKE THESE DECISIONS LIGHTLY AND ALWAYS DO WHAT IS BEST FOR EACH PUPPY/DOG DEPENDING ON THE UNIQUE CIRCUMSTANCES THAT ARISE.**

BY CONTRACT, OUR DOGS CANNOT BE PLACED IN A RESCUE SITUATION OR A SHELTER!

Indemnity and Release

If any action or failure to act on the part of the Buyer shall result in any claim, suit, loss, damage, injury, death, or liability, Buyer agrees to defend, indemnify, and hold Seller harmless and to pay all of Seller's costs and expenses, including reasonable legal fees, any amount paid in settlement and any award or judgement with respect hereto. Buyer releases Seller from any and all liability, costs or damage caused by the Dog after placement with Buyer, including but not limited to, damage to or destruction of property, and injury to a person.

Limitation of Action

Any action or claim brought by Buyer against Seller for breach of this Agreement or for loss due to negligence must be brought within one (1) year of the date of such claim or loss occurs.

Governing Law

This agreement shall be governed by and construed in accordance with the laws of the State of Texas. If a court of law finds any part of this agreement unenforceable, all remaining provisions will be enforced to the full extent of the law. Any disputes shall be litigated under jurisdiction of Robertson County, Texas at Buyer’s expense.

WE WILL TAKE LEGAL ACTION IF IT COMES TO OUR KNOWLEDGE THAT ONE OF OUR PUPPIES IS BEING USED AS A BREEDING DOG.

IT IS UNDERSTOOD AT THE TIME OF SALE THAT THIS IS A PET QUALITY DOG/PUPPY, AND IT IS REPRESENTATIVE OF ITS BREED. IT IS STRUCTURALLY AND TEMPERAMENTALLY SUITED AS A COMPANION AND/OR OBEDIENCE DOG. TRAINING CLASSES ARE RECOMMENDED FOR A HAPPY RELATIONSHIP BETWEEN THE DOG AND FAMILY. WE MAKE IT CLEAR DURING THE PURCHASE OF OUR DOGS THAT WE DO NOT SELL BREEDING DOGS

Entire Agreement

This agreement represents the entire Agreement between the parties. Seller and Buyer have made no other agreements, promises, representations or warranties, express or implied, unless specifically stated in the Agreement.

BUYER’S SIGNATURE: _____ **DATE:** _____

SELLER’S SIGNATURE: _____ **DATE:** _____

Acknowledgement of Receipt

I acknowledge that I have received the above-described puppy/dog in my possession on this date.

BUYERS’S SIGNATURE: _____ **DATE:** _____

We sincerely thank you for your purchase and for becoming part of the Crème of the Crop Dachshunds’ family. It is our greatest joy to match each of our puppies/dogs with loving, committed homes like yours. We wish you many happy, healthy, and unforgettable years with your new Crème of the Crop puppy or dog, and we look forward to staying in contact and watching your journey together unfold.