

Carbine's B&B LLC, a Texas Limited Liability Company, DBA Ruffbnb

Ruffbnb (Ruff Bed & Breakfast)

Boarding Agreement & Release of Liability

8041 Over St, Pearland, TX 77584

www.Ruffbnb.com

Direct: (805) 750-4664 Email: ruffbnb@hotmail.com

Please read, **initial each page, sign and date the last page.** This document can be emailed to us or completed at check-in. This document is required to be on file with Ruffbnb before your dog(s) can be boarded.

A. Overnight Boarding Service We agree to provide overnight boarding services to your pet(s) to the best of our ability based on the information you have provided. If your pet(s) require medication we will administer it per the directions you provide. We can possibly administer an injection medication if needed. A caregiver is on the premises to ensure that your favorite pooch is well taken care of and someone is onsite if the need arises. Boarded dogs are housed inside in our veterinary quality enclosures at night. You are welcome to bring any bedding, blankets, special food including refrigerated food, toys or other items that may make your pet more comfortable during their stay.

B. Payment For Services We accept cash or Zelle or Credit Card. If paying by credit card there is an additional 4% Fee. There are no fees if paying by Cash or Zelle. You agree to pay us for all charges and any agreed upon additional fees **before or at pet dropoff.** Additional after/before hour pickup/drop-off, dogs over 65 lbs, extra food or other special situations may result in additional fees and charges. If you decide to pickup your dog earlier than originally scheduled, Ruffbnb will give you a credit on file to use towards your next stay. If you were given an extended stay discount (a stay that is greater than 10 nights) and you decide to pickup before the 11th night, then your discount will no longer be applied to your stay and your bill will adjusted to the regular rate.

C. Reservations & Deposits Reservations are required and recommended to be done as early in advance as possible. We encourage you to call and make a reservation, fill out the intake form and sign the boarding agreement prior to your arrival. You can email the intake form and boarding agreement directly to ruffbnb@hotmail.com. We require a \$30 deposit for all reservations. If you need to cancel your reservation, you'll need to give us at least a 72 hour notice, otherwise you'll lose your deposit. **Your deposit will be applied to your bill.**

D. Emergency In the event of an emergency, every attempt will be made to contact you or the emergency contact you have designated. If no contact is made with you or your designator, then we will act in a way that we feel is best for your dog. We are sorry but we are unable to transport your dog to an emergency veterinarian if the need arises. You agree not to hold us liable and hold us harmless for any decisions we make if we are unable to reach any of the contacts you have provided.

Initial ____, ____

E. Dog Health and Behavior No dog can stay at Ruffbnb unless they have their required shots given by a licensed vet and have appropriately been treated for ticks, fleas & heartworms. All required vaccinations & treatments are listed under paragraph G of this agreement. If your dog is found to have fleas or ticks then you may be required to pick up your dog. If your dog becomes sick or ill while at Ruffbnb, we will attempt to contact you or your designator. Your dog(s) must be interviewed by one of our staff members on his or her first visit. **All dogs must pass a behavior assessment** to ensure each dog is people/dog friendly and is not overly protective of toys or space. Any dog that is not people/dog friendly will be separated accordingly. Owners of aggressive dogs or dogs who continue to be unfriendly or unruly may be contacted to pick up their dog.

Ea. If you are contacted to pick up your dog due to aggressive behavior you will be required to come get your dog immediately. If you are not available to pickup your dog then you will need to designate your emergency contact to come get your dog. If you or your emergency contact are unable to pick up your dog as requested, you will be charged for extra boarding for any kennels we are unable to use due to the behavior and our staff will be unable to clean their kennel properly.

F. Dogs Not Picked Up If your dog is not picked up in the time frame you have given us, you agree to allow us to continue housing and boarding at your expense. If your dog is abandoned (as defined in local or state laws by Abandoned Pet Procedures) we will make every attempt to contact you, including sending a certified letter to the address you have provided. After every attempt has been made and we deem your pet as “abandoned” we will first try and take your pet to a local dog rescue and if those are full, then as a last resort, to the local animal control facility. You will be liable for all fees, charges or assessments incurred during this time, including but not limited to, court and reasonable attorney fees in the collection of charges.

G. Vaccinations, Treatments & Other Dogs must be at least 16 weeks of age and have all their vaccinations and dogs over 6 months of age must be neutered or spayed unless otherwise discussed with owner. Your dog(s) must be current on the following vaccinations: Parainfluenza Virus, Rabies Virus, Canine Distemper Virus, Canine Parvo Virus and Infectious Canine Hepatitis. We only accept records and documentation from licensed veterinarians, as we do not accept dogs who have been vaccinated by their owners. We highly recommend that your dog have an annual physical examination which should include an intestinal exam and fecal test. Your dog(s) must also be protected from heartworms, fleas, and ticks within the last 30 days or as directed based on the type of product/treatment used on your dog. Although we do not currently require your dog to be vaccinated for canine influenza (H3N8), Bordetella or Borreliosis (Lyme Disease), we recommend you have them vaccinated.

H. Your Representation To Us You represent that you are the owner or guardian of this pet(s) and that all information provided is true to the best of your knowledge. You also certify, to the best of your knowledge, your pet has not been exposed to rabies, distemper or any other contagious illness within 30 days prior to their stay with us. You further agree that your dog(s) have no illnesses or behavioral problems that have not been disclosed to Ruffbnb.

I. Other Provisions We have made every reasonable effort to insure your dog(s) are well taken care of at Ruffbnb. Our facility is cleaned and all floor surfaces disinfected as

needed to ensure a clean healthy environment for your dog. All dogs are required to have collars and be leashed when entering the facility.

J. Legal This agreement is a contract between you and Carbine's B&B LLC, a Texas Limited Liability Company, DBA Ruffbnb, and can be changed only if in writing and signed by you and an authorized representative Ruffbnb. By your signature below you agree to hold Ruffbnb, the owners and their family, agents, landlords, independent contractors, employees, staff and visitors to our property not responsible, liable and harmless, now and forever, for any of the following items listed below.

1. Death or Injury of any type to your dog by another dog or from any accidental injury or behavioral issues while on our property or in our care. Exposure to our indoor and outdoor play areas and boarding facility may result in a number of injuries or other problems, including but not limited to; cuts, bites, scratches, abrasions, puncture wounds, sprains, insect bites, broken bones, fractures, eye injuries, loss of appetite, allergic reactions, weight loss, bloat, exposure and/or contraction of diseases or parasites, medical complications, illness or death.
2. If your dog(s) injures another dog(s), an employee, staff, independent contractor, owner or visitor, you will be solely responsible for the injury and all medical costs related to the injury and/or any damage to our property. You further agree to give Ruffbnb permission to obtain information from any veterinarian who possesses such information and to seek veterinary care at the veterinarian of our choice as deemed necessary.
3. Personal loss, damage or other expenses you may incur resulting from your dogs stay Ruffbnb.
4. If your dog(s) are exposed to, or contract Leptospirosis, Bordetella or other diseases while in our care and your dog(s) were not vaccinated for Leptospirosis, Bordetella or other diseases for whatever reason.

The parties understand and agree that this agreement is made with full knowledge of the facts and legal implications of entering into this agreement and they further agree that this agreement contains the entire agreement between the parties, hereto, and that the terms of this agreement are contractual and not mere recitals. Both parties agree that Brazoria County, State of Texas, has and shall retain legal jurisdiction in the event of any dispute or legal claims that may arise as a result of your dog(s) visit or stay at Ruffbnb. This document will remain on file at Ruffbnb and is applicable to any dog(s) you own or are the guardian of, that may visit or stay at Ruffbnb, now or in the future.

Printed Name:

Signature:

Date: _____

Initial ____, ____

Office Use Only – Do Not Write Below This Line

Ruffbnb Authorized Representative Signature:

Signature: _____

Date: _____