

All About YOUR PUPPY

LOVE
& ACCEPTANCE
& LOYALTY



GREENBRIER
HOMESTEAD



Welcome!

WHO are we?

We are a family-owned kennels with a passion for our dogs and seeing them out on the wide-open spaces of our green lawns.

What's our VISION?

Providing America with companions and finding qualified families for all our babies

What's our MISSION?

We believe that all people should have access to happy, healthy, well-socialized companion dogs. At Greenbrier Homestead, we raise our puppies to meet that need by providing them with plenty of human attention and love in the great outdoors. We also find them qualified families by screening all of our applicants



Come to Greenbrier's wide-open lawns.
Come for a puppy and leave with
A NEW HEART OF LOVE.



Professional Kennel



How are we different?

At Greenbrier Homestead, we care passionately about our breeding stock and puppies and provide them with the highest level of care. Our dogs spend their time on our lawns in the open air, receive hours of human attention, and every advantage in nutrition and veterinary care. Our veterinarian makes sure every female is in prime condition and of sufficient age before they are bred. There is really no comparison between a puppy mill and a high-class breeding establishment like Greenbrier Homestead.



Health Guarantee

The Breeder, at the time of purchase, guarantees that the puppy is in good health, is current on all immunizations and deworming as described in its accompanying health record, and has been examined by our veterinarian.

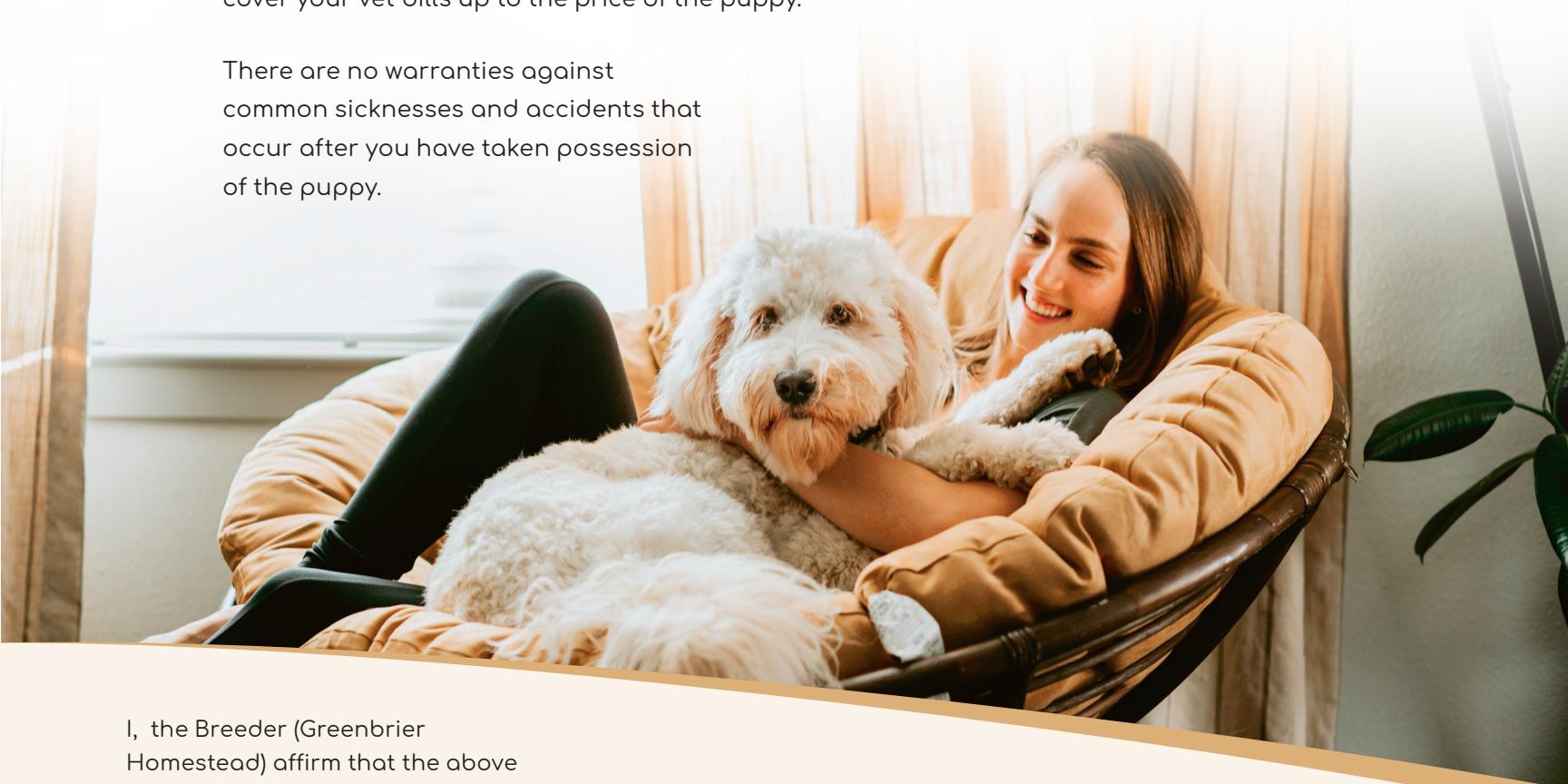
PA State requires that you have the puppy evaluated by your own licensed DVM within 10 days in order to qualify for our replacement policy in case any major problems are discovered. Any minor, treatable problems are not covered under this agreement, and our liability extends only up to the purchase price of the puppy. Again, our replacement guarantee only extends for 72 hours and is conditional upon a visit to a licensed veterinarian during that time.

The Buyer accepts that the Breeder gives no guarantee of final adult weight, actual adult size, or hair/eye color.

3-Year Genetic Health Warranty

Our worry free guarantee - If any genetic problems occur in the first three years, that are not caused by injury or by something contagious, we will cover your vet bills up to the price of the puppy.

There are no warranties against common sicknesses and accidents that occur after you have taken possession of the puppy.



I, the Breeder (Greenbrier Homestead) affirm that the above is true and has been agreed upon between myself and the buyer.

GreenBrier Homestead Breeder

Date

Puppy Lemon Law

SELLER RESPONSIBILITIES

Sellers must post a notice of consumer rights contained in the Puppy Lemon Law and must provide a written copy of those rights to anyone purchasing a dog. The seller must provide a health record for the dog at the time of sale.

The health record must state the dog's breed, date of birth, sex, color and marking(s), vaccination(s) with the name of the person who administered them, and any parasitological medicine administered to the dog with the date, dosage, and type stated. The seller must also provide a statement that all of the information provided is true to the best of the seller's knowledge and belief.

Additionally, the seller must provide a health certificate or written guarantee to the buyer. A health certificate will certify the dog is free from illness and defects, does not appear clinically ill from parasitic infestations, and will include the name, address, signature of the veterinarian and date of examination. A guarantee of good health is issued by the seller and is dated and signed by the seller and purchaser. It shall state that the dog is free from disease and defects and does not appear to be clinically ill from parasitic infestation. A health

certificate issued by a veterinarian up to 21 days prior to the date of sale may be substituted for a guarantee of good health issued and signed by the seller. The seller's guarantee must be provided in writing and verbally.

If the dog is able to be registered, the seller must provide the breeder's name and address, the name and registration number of the dam and sire, and the name and address of the pedigree registry organization where the dam and sire are registered.

The seller must provide all documentation to effect registration within 120 days of the sale. If the seller does not, the purchaser has these options:

1. Return the dog and receive a full refund of the purchase price.
2. Retain the dog and receive a 50% refund of the purchase price.

Puppy Lemon Law

BUYER RESPONSIBILITIES

Buyers must take newly purchased dogs to a state licensed veterinarian within 10 days of purchase to protect their rights under the Dog Purchaser Protection Act.

If the dog dies or is found to have a certified illness or defect, buyers must notify the seller immediately with the veterinarian's name, address, and telephone number. Buyers must provide the veterinarian's certification to the seller within five days of receiving it.

A veterinarian's certification will state: the purchaser's name and address; the date the dog was examined; the breed and age of the dog; that the dog has an illness or defect which renders it unfit for purchase; the precise findings of the examination; any recommended treatment and the fees associated with the treatment; and the veterinarian's name, address, telephone number, and signature. The purchaser is responsible for bearing the expense of the certification.

If, within 10 days after purchase, the dog dies or is determined by a veterinarian to have a contagious, infectious, parasitic illness or becomes clinically ill, the following options can be taken:

1. Return for a complete refund;
2. Return for a replacement dog of equal value; OR
3. Retain the dog and receive reimbursement for reasonable veterinary fees, not exceeding the purchase price.

If, within 30 days, the dog dies or is determined to have a congenital or hereditary defect which adversely affects the animal, the following options can be taken:

1. Return for a complete refund;
2. Return for a replacement dog of equal value; OR
3. Retain the dog and receive reimbursement for reasonable veterinary fees, not exceeding the purchase price.

A veterinarian's certification of illness, congenital or hereditary defects or death is necessary for a purchaser to get a refund, replacement puppy or even for reimbursement of veterinary costs. First, the seller must be notified of the examining veterinarian's name, address, and telephone number, and that the dog has a certified illness, defect, or has died. Then, the purchaser must present the veterinarian certification within 5 days of receiving it.

Refunds or reimbursements will be made no later than 14 days after the seller receives the veterinarian's certification.

If the seller wants to contest the findings, they shall have the right, within two business days of notification of a condition which renders the dog unfit for purchase to require you to produce the dog for examination by a licensed veterinarian designated by the seller. Failure to produce the dog within two business days from examination will nullify any obligation to replace, refund, or reimburse by the seller.

Terms of Service

1. Deposit, Payment of Purchase Price, Fees

Buyer has paid a deposit of \$199, with payment of the balance due upon release of the Dog to Buyer. Payment of the balance may be made by cash or credit card. No refunds on deposits.

Buyer acknowledges and agrees that Buyer will forfeit the deposit and any rights to the Dog if they change their mind after they committed to a puppy. In the event that the Dog is not available due to sickness, death, or any other circumstance owing to the fault of Seller, Buyer's deposit will, at Buyer's option, be either (i) refunded, or (ii) transferred to the next litter of puppies.

2. Transfer of Ownership and Registration

Upon payment in full of the Purchase Price, Seller (at Seller's sole cost) shall promptly take all actions required to officially transfer ownership and registration (if any) of the Dog to Buyer. Buyer agrees to be present or have an agent on the premises on the adoption day for the litter.

3. Seller's Representations and Warranties

Seller represents and warrants to Buyer that:

- o (a) The Dog is being sold free and clear of any lien, security interest, charge or other encumbrance.
- o (b) The Dog will be checked by a licensed veterinarian for physical soundness, general health and birth defects. This evaluation is an excellent screening tool, but it cannot guarantee against all health abnormalities. The Dog is warranted to be transferred in excellent health and comes with a Three Year Limited Health Guarantee.
- o (c) Seller will not issue a refund or provide another Dog to Buyer unless the Dog's return was a result of any misrepresentation on the part of Seller with respect to the Dog's health.

4. Fitness of Purpose

The Dog was bred as a companion animal, and Seller does not provide any warranty as to the Dog's fitness for any specific purpose, including obedience trials, show ring performance, and/or breeding purposes. Seller makes no guarantee of genetic breed testing results. Using any dog for breeding will nullify any warranties.

The Breeder DOES NOT guarantee adult weight, coat type, hair color, or personality of puppy as described at the time of purchase since these attributes may change over time.

5. Buyer's Representations

Buyer represents to Seller that:

- o (a) Buyer will have the Dog spayed or neutered by the age of thirteen months. Buyer will not breed the dog.
- o (b) The Dog will reside with Buyer as companion pet to Buyer and Buyer's family.
- o (c) Buyer will keep the Dog in an enclosed area of adequate size; Buyer will not keep the Dog chained or tethered or permanently house the Dog in a kennel.
- o (d) Buyer will provide the Dog with nutritious food and will not feed raw food. Buyer will provide necessary veterinary care, including deworming, heartworm prevention and regular vaccinations (including rabies).
- o (e) Buyer is not acting as agent for any other person or business in the purchase of the Dog.
- o (f) Buyer will not sell, give, or release the Dog to a pet shop, retail store, dog dealer, animal testing facility, research facility, or an agent for any such business or facility.
- o (g) In the event Buyer rehomes the Dog, Buyer shall ensure that the new owner agrees in writing to comply with the terms of this Agreement.

6. Indemnity and Release

If any action or failure to act on the part of 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 judgment with respect thereto. Buyer releases Seller from any and all liability, costs or damages caused by the Dog after placement with Seller, including but not limited to damage to or destruction of property, and injury to any person.

7. 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 such claim or loss occurs.

8. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of Pennsylvania.

Buyer's Responsibility

The Buyer agrees to accept all responsibility for caring excellently for this puppy in all areas, including feeding and housing it properly, staying up-to-date on all needed vaccinations and shots, and giving it all proper physical and emotional care. After the Buyer takes possession of the puppy, all responsibility for accidents or injuries caused by the puppy's misbehavior become the Buyer's responsibility. The death, injury, or loss of this puppy due to carelessness, neglect, heat stroke, abuse, theft, recklessness, or accident will, under no circumstance, entitle the Buyer to any compensation from the Breeder.

This dog is guaranteed only as a companion animal; no guarantees are given as to breeding or show purposes. If in the future, the Buyer can no longer retain possession of this dog, the Breeder is to be notified and given the first chance at resuming full ownership of the dog in order to provide it with a quality home. The dog will be returned with all health papers and medical records, and all refunds will be completely at the Breeder's discretion. The Buyer agrees never to sell, lease, trade, or give the said dog to a pet shop, research laboratory, or any similar facility.

The Breeder DOES NOT guarantee adult weight, coat type, hair color, or personality of puppy as described at the time of purchase since these attributes may change over time.

Training

Crate Training House Dogs

Using a crate to house train your puppy can be a good method, at least at the beginning. A crate keeps your puppy in your line of vision and helps to teach you his individual way of showing that he needs to go. It also helps to teach him to hold it until you can get to the crate and take him outside.

Crate Training Guidelines:

- Our puppies are adopted as family members and we encourage people to use rooms or designated areas of the house instead of crates . If you do use a crate here are some guidelines: Teach your puppy to use a crate to sleep and then take the door off , so they can go in or out at will .
- Supply your puppy with fresh water, preferably in a crate-attached dispenser, if he is going to be spending more than two hours at a time in it.
- Make sure someone is able to take him out in the middle of the day until he is 8 months old if you are unable to be home during the house-training period.
- Stop using the crate if your puppy is eliminating in it, as this defeats the purpose.
- Eliminating in the crate could have several possible explanations: your puppy could simply have learned the bad habit elsewhere before you got him, or you might not be taking him outside enough, or the crate may be too large. Alternatively, he may simply be too young to hold it in. Signs that your puppy needs to go include whining, circling, sniffing, and barking. If he is unconfined, he may bark and scratch at the door. Any of these danger signals mean that you should take him outside right away.



Learn to know
your puppy's signals.

Diet and Exercise

Choosing a Dog Food

Some owners of a new puppy might not have had a puppy in many years, or it might be their first puppy, and veterinary recommendations about nutrition and exercise for the puppy's best long-term health can change over the years. With the proliferation of large breed-specific and all-life-stage diets, it's sometimes difficult to know what is marketing hype from pet food manufacturers, what level of exercise is safe, and what the veterinary community recommends. The choices can impact the puppy's health in years to come, so it's best to understand the recommendations so you can make an informed choice.

First and foremost, talk to your veterinarian with any questions about your puppy. Your veterinarian is likely to become your puppy's health-care specialist for years to come, and getting to know you and your puppy is important.

Exercise

As you begin your life with your furry friend, it's essential to understand that exercise is crucial for their physical and mental well-being. Puppies have a lot of energy, and regular exercise helps to channel that energy in a positive way, reducing the likelihood of destructive behavior. Regular exercise also helps to keep your puppy at a healthy weight and can help prevent health problems in the future. Make sure to give your puppy plenty of opportunities to run, play, and explore outside. Daily walks or trips to the dog park are excellent ways to provide your puppy with the exercise they need. Remember, a tired puppy is a happy puppy, so be sure to give your furry friend plenty of exercise and playtime!

Recommended Care

Vaccination

Vaccines are an essential aspect of a dog's preventative health care regimen. They help protect dogs from serious and potentially deadly diseases such as rabies, parvovirus, distemper, and hepatitis. The timing of vaccines depends on various factors such as the dog's age, health status, and risk of exposure. Puppies should receive their first round of vaccines at 6-8 weeks of age and continue to receive booster shots every 3-4 weeks until they

reach 16 weeks of age. Adult dogs should receive a yearly booster shot to maintain their immunity against these diseases. Some vaccines, like the rabies vaccine, may have different requirements depending on local laws and regulations. It's essential to consult with a veterinarian to determine the appropriate vaccine schedule for your dog to ensure that they remain healthy and protected.

Grooming

Poodles:

Poodles are a breed that require regular grooming to maintain their signature curly coat. Their coat is unique in that it is hair, not fur, which means it grows continuously and does not shed. This means that poodles need frequent haircuts to prevent matting and tangling. The frequency of grooming depends on the length of the poodle's coat, but most poodles need grooming every 4-6 weeks. Regular brushing is also important to prevent

matting and to keep their coat healthy and shiny. Poodles also require regular nail trims and ear cleaning to prevent infections. It's essential to start grooming poodles from a young age to get them used to the process and to make grooming a positive experience. A professional groomer can help keep your poodle's coat looking its best, but it's also important to maintain their grooming routine at home between visits to the groomer.

Recommended Care

Grooming Continued

Bernedoodles:

Bernedoodles, a crossbreed between a Bernese Mountain Dog and a Poodle, have a variety of coat types ranging from curly to straight and wavy. Their grooming requirements can vary depending on their coat type and length. Bernedoodles with longer coats will require more frequent brushing to prevent matting and tangling. Regular brushing with a slicker brush and comb is necessary to maintain their coats' cleanliness and to prevent skin irritation. Bernedoodles also require regular bathing every 6-8 weeks, depending on their activity level and coat type. Regular ear cleaning and nail trimming are also necessary to maintain their overall hygiene. Professional grooming services may also be necessary every few months to maintain their coats' health and appearance. It's important to consult with a professional groomer or veterinarian to determine the best grooming practices for your Bernedoodle. but we recommend grooming every 8 to 10 weeks

Goldendoodles:

Goldendoodles are a popular hybrid breed of dog that requires regular grooming to maintain their coat's health and appearance. Their coat type can vary depending on the generation, with some having a curly, wool-like texture, and others having a straighter, more golden retriever-like coat. Regardless of their coat type, Goldendoodles should be brushed regularly to prevent matting and tangling. Bathing should be done every few months or as needed to keep their coat clean and healthy. Professional grooming every 6-8 weeks is recommended, including trimming the hair around their eyes, ears, and paws. Goldendoodles may also require regular nail trimming and teeth brushing to maintain their overall hygiene. It's essential to establish a grooming routine with your Goldendoodle from an early age to ensure they are comfortable with the process and to maintain their coat's health and appearance.

Reservations

FOR FUTURE LITTERS

Our Reservation List is for future litters, not yet born, and current litters with puppies not old enough to be picked out yet. (We begin to pick out puppies at 5 weeks old). To be placed on the Reservation List, a \$100.00 deposit is required. . Once the Deposit has been approved, you will be placed on the Reservation List

Deposits are non-refundable.

Reservations
are honored
in order of
deposits
placed.



Our Breeding Program




Our Breeding Program is guided by the best DNA sampling the industry has to offer. We choose mating companions that seek blend and strengthen health, size and color traits, giving our puppies a superior advantage over others that do not have this scientific approach.

NELLIE

DNA Test Report

Test Date: January 19th, 2021



POODLE (SMALL)

Miniature and toy poodles were not generally used as lap dogs until the 19th century. They were created to create designer dogs with hypoallergenic coats. A common disease, epilepsy and a heightened risk of accidents.


Alternative Names

Toy Poodle, Miniature Poodle


Fun Fact

Although Toy Poodles are the most popular dog breed in Japan, Poodles as a group are the eight most popular breed in the US, with miniature poodles being the most common variety.


RELATED BREEDS



Poodle (Standard)



Maltese
Cousin breed



Havanese
Cousin breed

NELLIE

DNA Test Report

Test Date: January 19th, 2021

embk_me/nellie354

BREED MIX

- Poodle (Small) : 65.1%
- Bernese Mountain Dog : 30.5%
- Unresolved : 4.4%

GENETIC STATS

Predicted adult weight: **30 lbs**

Genetic age: n/a (Date of birth unknown)

TEST DETAILS

Kit number: EM-13293185

Swab number: 31201050703652

BREED MIX BY CHROMOSOME

Our advanced test identifies from where Nellie inherited every part of the chromosome pairs in her genome.

1	2	3
4	5	6
7	8	9
10	11	12
13	14	15
16	17	18
19	20	21
22	23	24
25	26	27
28	29	30
31	32	33
34	35	36
37	38	

is behind your dog's appearance and size.

SEE DETAILS

(/members/results/traits-category/COAT-COLOR)

No dark mask or grizzle (EE)

(/members/results/traits-category/coat-color#MC1R)

More likely to have a patterned haircoat (k'k')

(/members/results/traits-category/coat-color#CBD103_K)

Any light hair likely yellow or tan (Intermediate Red Pigmentation)

(/members/results/traits-category/coat-color#Intensity_red_pigment)

Black/Brown and tan coat color pattern (a'a')

(/members/results/traits-category/coat-color#ASIP)

Dark areas of hair and skin are not lightened (DD)

(/members/results/traits-category/coat-color#MLPH_D)

No co alleles, not expressed (NN)

(/members/results/traits-category/coat-color#HPS3_Cocoa)

Black or gray hair and skin (Bb)

(/members/results/traits-category/coat-color#TYRP1)

Not saddle tan patterned (II)

(/members/results/traits-category/coat-color#RALY_Saddle_trait_gene)

Likely solid colored, but may have small amounts of white (Ssp)

(/members/results/traits-category/coat-color#MITF)

No merle alleles (mm)

(/members/results/traits-category/coat-color#PMEL_Merle)

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Do Not Support Puppy Mills

What is a puppy mill?

A puppy mill is an irresponsible breeding establishment for dogs that refuses to care for its breeding stock and puppies properly. Their only interest is producing as many puppies as they can and selling them as quickly as possible. Although such establishments are much rarer than a decade ago, you should ask to see the

parents of your prospective puppy when you go to pick it up and keep your eye out for shoddy facilities and uncared-for animals. If you are not allowed to tour the facilities without a good reason or do not like the look of the facilities that you are shown, you should probably avoid purchasing the puppy, as there will be a much greater chance of health problems down the road.



Frequently Asked Questions

Are Bernedoodles hypoallergenic? Yes, Bernedoodles are considered a hypoallergenic breed. However, no dog is truly hypoallergenic, since people can be allergic to dog saliva, urine, etc. As long as your allergies are only mild to medium, doodles, with their low-shed to no-shed coats, should make a great addition to your household. If your allergies are severe, be sure to let us know so that we can match you up with the curliest-haired puppy available, as they are the most hypoallergenic. We encourage you to interact with as many doodles as you can before purchasing your dog to test your allergic response and plan accordingly.

Is my puppy up to date with all shots and dewormer? Yes, all our puppies are up to date with their shots and dewormer, which was a rotating schedule or safeguard, metronidazole, pyrantel, and sulfa.

What kind of food is my puppy on? We feed our puppies (JOY) puppy feed.

How much should I let my puppy eat? We give our puppies free choice access to food and water, we find that they don't over eat while growing, but refer to his/her vet.

What is the best way to transport my puppy? We recommend using a doggy crate for in the car, and putting it as low as you can, as we find they don't get car sick as easy if they don't see as many moving objects.

Is my puppy Hypoallergenic? Yes, our dogs are all tested to make sure that they are Hypoallergenic.

How does your health guarantee work? We have a 3 year genetic health guarantee, which means that if you have anything occur (within the next 3 years) other than an injury or something that is contagious, we cover your vet bills up to the cost of the puppy.

Can we give our puppy treats? We all want to bond with our puppy, but just remember treats can be like candy bars for kids, Less is better.

Can we feed raw feed? We do not condone this and it will void your health guarantee.

Are both parents on site? Usually they are, but we also are passionate about pursuing elite genetics and will even travel across state lines for the perfect match for a female.

Can we meet both parents? Yes you can.

How often do your mothers have puppies? Never more than 3 litters in 2 years, and no more than 6 total in their life time.

What happens to mothers that get retired? We find good homes for them. We have people waiting or requesting our mothers as companion dogs.

Do your dogs get vet care? Our vet does physicals on our adults twice a year.

Do your dogs get groomed? Yes we get a professional groomer in 4 times a year.

Do you Genetic test your dogs? Yes, we genetic test our dogs with a total of 208 tests.

Where do your dogs live? May we see it? You are more than welcome to see where our dogs live, we offer a tour on the day that you visit Greenbrier Homestead.

Do your dogs get socialized? Yes they get well socialized, we have full time staff here so they are around people all the time.

At what age do you release your puppies? We do not release our puppies until they are 8 weeks old, which is law in Pennsylvania.

Has my puppy been dewormed? Yes they are on deworming schedule, (written by our vet).

Can we contact you after day of adoption? Yes we want you to reach out with any questions that you may have, we are here to help you bond with your new companion.

What happens if we can no longer care for our puppy? You are welcome to find it a new, good home, it is required that you give Greenbrier Homestead first chance at resuming full ownership of the dog in order to provide it with a qualified home.

How long have you been breeding dogs? We started breeding dogs in 2017.

RECORD-KEEPING CHART

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www.greenbrierhomestead.com

LOVE
& ACCEPTANCE
& LOYALTY

