

Double Creek Farm Vet Exam Policy and Guidelines
Pertaining to purchases through Double Creek Farm

- I. You may have the horse vetted here before it leaves. We will be glad to provide a list of vets in the area and our recommendations. Since transportation both directions is the responsibility of the new buyer, potential costs can be avoided by having the horse vetted before it leaves. Transportation may be provided at \$50 to DCLAH, \$1/per mile to requested hospital. Farm calls are also an option to have the buyers' choice of veterinarian come to the farm, in which all costs incurred will be included in the pre purchase exam fees. It is easier to have the credit card on file with the vet as many will not "bill out".
- II. Please make an appointment to have the horse vetted WITHIN 72 hours AFTER you accept delivery, if it is your intention to have the horse vetted. If there is a problem, please pick the horse up, or have it delivered later. We have several horses here on consignment that do not belong to the farm, and the horse proceeds go to them, not the farm. If the horse is purchased on a weekend, we will allow 3 business days for the exam.
- III. A deposit can be made to hold the horse, but without a deposit, the horse may be sold to another prospective purchaser(either online or in person). Online deposits received through paypal mean you have read and agree to the terms in this contract. A refund of the deposit will be given if the horse fails to satisfactorily pass the veterinary exam. A refund is not warranted for minor foot bruises or abscesses, or sole pressure(from shoes) as these are short-lived issues that are usually easily remedied. We may however re-negotiate the price to reflect the new found issues, if both parties agree to do so. If x-rays are desired of a problem area and it is determined that the issue is due to a boney or permanent problem, the x-rays taken to determine such will be refunded as well as the deposit, but the exam fee is still the responsibility of the purchaser, as well as transportation to the vet.
- IV. A deposit will hold the horse for up to one week, with board included. We will allow a vet exam to take place within the one week time period that the horse is held with the deposit. After the one week period, the horse will need to be paid for or payment arrangements need to be made (prior to the end of the week). If there is no contact within the week's period, at the end of the week the horse may at that time be sold to another purchaser and the deposit will not be refunded. The entire price of the deposit will go towards the purchase price of the horse. If you need longer than a week for payment or travel arrangements, just let us know ahead of time, we may be able to work out something.
- V. If the horse held with the deposit does not work for the purchaser we can allow the deposit to transfer to another horse of the buyer's choice, referred to by the Farm as a "Floating" Deposit. This can be used within a year of the original deposit date. The horse that was held initially will then become available to other purchasers, the deposit will not be refunded, but can be put towards another horse within a year. Vet exam/refund policy still applies. This is our version of a "lease" to determine suitability.
- VI. Return transportation is the responsibility of the Buyer. The horse must be returned by the weekend following the vet check with accompanying vet reports.
- VII. We guarantee horses to be serviceably sound, not 100% sound, there is a difference.
 1. **Horses are guaranteed serviceably sound on the day they are vetted. Speculation, even by a vet, on what MAY happen to them in the future is part of horse ownership and is not considered part of our guarantee, or reason to fail the horse on the vet check. This is a very important statement because a vet exam is not a PASS or FAIL, it lets you know what you are looking at that is or is not going on with the horse when the exam is conducted. You are welcome to have the vet draw a blood sample to ensure it is NOT on any mood or physically-altering drugs.**
 2. Serviceably sound means that the horse is capable of doing the job for which it was purchased. Since we ride and show these horses constantly(or don't, sometimes you see them after they have been sitting a while...),but if they aren't lame when you see them, they aren't going to be lame when you take them home and do the same thing! Any supplements the horse may be on will be disclosed to the Buyer at the initial time of deposit/purchase.
 3. Expect that any horse over 8 will probably have some arthritis, which is usually very minor and does not affect their use or ability to perform. Because of this, they may not pass a flexion/stress test completely, but this does not mean the horse is not sound. It is normal for a horse to not trot off right into a sound step after a 2 minute flexion...this is like you holding your leg up bent then trying to take off and run! Its usual for a horse to have one, two, sometimes three "bobble" steps before trotting normally, this is not indicative of a major problem...especially if the horse is the same on BOTH LEGS...and, in most instances this can be greatly helped by the addition of supplements to the horses' diet, Therefore, we do not guarantee flexion tests for any horse over 8. If you want a horse that is 100% sound, be sure to purchase something that is less than 4 years old and has not had the athletic training. If a horse fails to pass a flexion and you desire to go deeper into the cause to rule out anything serious, such as bone spurs/fractures or worse, our x-ray policy is in effect for this reason. We can't sell the horse if they are not comfortable, so if you like them enough to do a vet check its usually worth finding out what might, or might not be the cause of the soreness. We have only had a few horses that have actually had a major issue unbeknownst to us that showed up in a vet check...

4. We also do not guarantee for minor foot bruises especially on barefoot horses. Abscesses or sole pressure(from shoes) we will help to remedy the problem and assess the severity to determine if a partial purchase price refund should be given...or sometimes will allow an extension of the timeframe to let the horse recover, then be re-evaluated later on.
5. On a scale of 1-10, most minor problems of 2 or less will NOT be recurring, nor would they indicate that the horse will not be able to perform his job. They are therefore not considered a reason for a full refund.
6. In some instances, a horse may have a soundness issue that is temporary, or one in which the horse will completely recover. If this is the case, and the purchaser still wants the horse, at that time the horse can either be returned to The Farm and receive a refund, or the Purchaser and The Farm can reassess the purchase price to reflect the exam findings. This is on a per case basis and depends on the circumstances. Usually, this is not able to be determined by stopping the exam after the flex tests are preformed.

Our X-Ray Policy: If the buyer wishes to continue the exam to see the severity of the problem and x-rays are needed, Double Creek Farm will pay for the cost of the x-rays(the films only) if they indeed show an issue that needs attention and causes the horse to be unsound. You must contact Ralena at 336-374-0296 to approve such x-rays, with the cost and number of views for this to be in effect. When the horse is returned to The Farm, the cost of the x-rays will be refunded to the purchaser with the receipt of such x-rays(CD disc). But, if the x-rays are clean, Double Creek Farm will *not* absorb the cost of the x-ray films, nor will The Farm pay for any part of a routine Pre-Purchase exam where x-rays are initiated as part of the exam.

VIII. Refunds

1. All returns of a horse not passing a vet check must be accompanied by the vet certificate.
2. Major or serious health problems carry a 100% refund on the deposit as outlined above.

X. Trial Periods/Leases

1. Double Creek Farm does not usually offer trial periods on our horses due to the length of time involved and the number of potential purchasers. However, in certain circumstances a trial may be initiated, in which the horse will be paid for before it leaves The Farm, if a vet exam is desired, it will also be completed before the horse leaves to ensure that the horse is sound before it leaves The Farm. It is highly recommended that the Purchaser purchase insurance for the horse, as if any condition should arise once off The Farm it is the responsibility of the Purchaser to cover all expenses, and the horse will belong to the Purchaser if anything should happen during the trial that compromises the soundness or suitability of the horse.
2. Depending on the situation, Double Creek Farm may also offer a Lease/Trial, at our farm, for a period of one week(or another agreed upon term) in which the Purchaser may come and ride/try the horse as many times as they would like, at the Farm, with payment of the Deposit towards the horse. It will be stated on the contract that it is a trial period, and the deposit will not be refunded if the horse shouldn't work, but can be transferred to another horse after the trial, or ½ of the deposit can be refunded(the other ½ will go towards the Lease portion of the trial) and board(at current rates, outlined below) paid with no other obligations required. The deposit will be refunded fully if the horse fails to pass a vet exam, as outlined above.