



## Visitor Liability Waiver & Release Agreement

### **The Cuddle Lop Cabin Rabbitry**

Owner: Robert D. Lettieri

Phone: 516-233-5126

Address: 1033 W. Liberty St, Hubbard, OH 44425

DBA: The Cuddle Lop Cabin Rabbitry

This Liability Waiver ("Agreement") is entered into by the undersigned visitor ("Participant") and The Cuddle Lop Cabin Rabbitry. By entering the property or handling any animals, Participant agrees to the following:

### **1. Assumption of Risk**

Participant acknowledges that visiting a rabbitry and being around animals involves inherent risks including scratches, bites, allergic reactions, slips, trips, falls, contact with animal waste, and exposure to environmental allergens. Participant willingly assumes all risks associated with visiting the property.

### **2. Release of Liability (Ordinary Negligence)**

Participant releases The Cuddle Lop Cabin Rabbitry from liability for injuries, illness, or property damage resulting from ordinary negligence, including animal-related incidents, environmental hazards, and accidents on the premises.

### **3. Exclusion for Gross Negligence**

Nothing in this Agreement waives rights in the event of gross negligence or intentional misconduct.

### **4. Health, Safety & Supervision**

Participant agrees to supervise minors, follow all instructions, remain in visitor areas, wash hands after handling animals, and avoid bringing outside animals onto the property.

### **5. No Liability for Lost or Stolen Items**

The Cuddle Lop Cabin Rabbitry is not responsible for lost, stolen, or damaged personal items including phones, jewelry, and clothing.

**6. Biosecurity Requirements**

Participant certifies they have NOT visited any other rabbitry, farm, livestock show, breeder, or feed store within the past 48 hours, and will comply with all sanitation procedures.

**7. Property Access**

All visits are by appointment only. Unauthorized entry is trespassing.

**8. Indemnification**

Participant agrees to indemnify and hold harmless The Cuddle Lop Cabin Rabbitry from any claims, damages, legal fees, or liabilities arising from their visit.

**9. Photography Permission (Check One)**

- ☐ Gives permission for photos/videos for marketing
- ☐ Does NOT give permission

**10. Governing Law**

This Agreement is governed by Ohio law.

**Initial Each Section:**

1. \_\_\_\_ 2. \_\_\_\_ 3. \_\_\_\_ 4. \_\_\_\_ 5. \_\_\_\_ 6. \_\_\_\_ 7. \_\_\_\_ 8. \_\_\_\_ 9. \_\_\_\_

**Participant Signature:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_