

Agreement Pre - Contract Form

Pub Address:	Proposed Date of Change:
Agreement Holders:	
Guarantors:	

Agreement Details (All values quotes are per annum and exclude VAT)	
Agreement type:	
Term	
Agreement rent:	
Product tie:	Beer, Cider, Fabs Wine, Spirits, Minerals
Discount scheme	
Initial Decoration Year:	
Rent Steps	
Product tie release fee(s):	
Other Charges	Building insurance Business insurance Cellar cooling maintenance Safety management solution Accountant Fee Repairs & maintenance/decoration fund Boiler maintenance
Gaming Share:	33% to Publican after Machine Games Duty Initial Decoration Year:
Deposit:	How is Publican paying? Amount of deposit required
Fixture & Fittings	How is Publican paying? Value of Fixtures & Fittings

Initialed by:

Date:

	(Regional Manager)	
	(Publican/s)	

Subject to Contract

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Estimated Ingoings Costs (excl VAT)
Estimated monthly charges*
Deposit required
Fixtures & fittings
Stock & glassware
Professional Advice Fees
Training fees
Other costs & working capital
TOTAL

Estimated Monthly Charges (excl VAT)
Final agreement rent
Product tie release fee(s):
Other charges:
Building insurance
Business insurance
Cellar cooling maintenance
Safety management solution
Accountant Fee
Repairs & maintenance/decoration fund
Boiler maintenance
TOTAL

*Estimated monthly charges include starting rent, product tie release fees and other charges

Where you want to make a cash payment directly to EIG you can do so over the counter at any Barclays Bank (Account number 10859141 / Sort Code 200771) or Nat West Bank (Account number 69400253 / Sort Code 602121). You must ensure your account number is clearly quoted on the paying in slips and you must contact your Regional Manager or Credit Control Manager stating when you have paid in the funds; where and for how much. Bankers Drafts should always be made payable to "ei group plc".

Key Discussion Items (as applicable to your agreement)

- The Pubs Code 2016
- Lease Support Works
- Training and development
- Price & Product List
- Repairing Obligations
- Licensing Obligations
- Heads of Terms
- Obligation to make payment by Direct Debit
- VAT Returns & Accounts
- Product Tie Obligation
- Tie Release Fee Cooling Off Period

Initialed by:

Date:

(Regional Manager)	
(Publican/s)	

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Your Accountant's Details:
Accountant name:
Address:
Email:
Telephone:

Your Solicitor's Details:
Solicitor name:
Address:
Email:
Telephone:

Publican checklist
It is important that you have fully considered the following items and that you have taken advice where appropriate:
<ul style="list-style-type: none"> • Audited Accounts • Insurance • Stamp Duty • Premises Licence & DPS • Opening Hours • Land Registry • Trade Body Membership • Personal Licence • Discrimination & Disability Act • Funding • EHO Issues • Transfer of Undertakings (Protection of Employment) • Health & Safety • Responsible Retailing • Premises Licence Recharge • Stock Taker • Retail Standards

Professional Advice
Financial You confirm that before entering into the lease or tenancy agreement you have taken independent Financial advice from [Name of Individual] of [Name of Company]
Legal You confirm that before entering into the lease or tenancy agreement you have taken independent Legal advice from [Name of Individual] of [Name of Company]
Property You confirm that before entering into the lease or tenancy agreement you have taken independent Property advice from [Name of Individual] of [Name of Company]
Rental Valuation You confirm that before entering into the lease or tenancy agreement you have taken independent Rental Valuation advice from [Name of Individual] of [Name of Company]

Training
I confirm I have booked the ei publican partnerships Building Your Business course. Date Booked: _____
I confirm that I have completed the ei publican partnerships Building Your Business course. Course Attended: _____

Initialed by:	Date:
(Regional Manager)	
(Publican/s)	

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Sign off

It is important that you have fully considered the following items and that you have taken advice where appropriate:

Key Discussion Items

You confirm that your Regional Manager has fully discussed with you all the items in this list and you fully understand your obligations.

Pub Factual Information

You confirm we have provided you with all the required information under Schedule 1 of the Pubs Code 2016 before you have prepared your business plan.

Property

All ei publican partnerships agreements have repairing obligations which are 'put and keep' in nature.

This means that the property's condition at the commencement of the agreement is effectively disregarded when applying the repairing obligations. It is therefore important that you understand the condition of the property at the outset and the obligations that you are entering into. ei publican partnerships maintains its own property survey database containing information on property condition and statutory compliance issues. You confirm we have provided you with a schedule of condition and initial works (where applicable) before the preparation of your business plan. You confirm we have recommended you commission your own independent property survey and to obtain the advice of a qualified surveyor with professional experience relating to tied pubs.

You confirm you have read and understood Property at your Service document provided to you before you prepared your business plan as part of the Pub Factual Information.

Licensing and Enforcement

You confirm you have seen the premises licence relating to the Property and are aware of the specific conditions, the permitted hours regarding the supply of alcohol and the provision of regulated entertainment/late night refreshment. You confirm relevant enquiries have been made with the Responsible Authorities (Police, Local Authority, Fire, Environment Heath, Trading Standards, Health Authority and Child Protection with regard to any enforcement notices.

Comments:

Publican email address:

Signatures:

Date:

(Regional Manager)	
(Publican)	
(Publican)	
(Publican)	

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