

## Agreement Pre - Contract Form

<b>Pub Address:</b>	<b>Proposed Date of Change:</b>
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)	

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Estimated Ingoings Costs (excl VAT)	Estimated Weekly Charges (excl VAT)
Estimated weekly charges*	Final agreement rent
Deposit required	Product tie release fee(s):
Fixtures & fittings	Other charges:
Stock & glassware	Building insurance
Professional Advice Fees	Business insurance
Training fees	Cellar cooling maintenance
Other costs & working capital	Safety management solution
TOTAL	Repairs & maintenance/decoration fund
	Boiler maintenance
	TOTAL

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

Ingoing funds must be paid in full before your agreement can complete either by electronic bank transfer or card payment. Electronic bank transfers can be made into either Barclays Bank (Account number 10859141 / Sort Code 200771) or Nat West Bank (Account number 69400253 / Sort Code 602121). Please ensure your account number is quoted as your reference in order that we can allocate your payment to your account. Card payment can be made by calling our automated payment line on 03333 20 20 85 - Option 3: Credit Control. Alternatively a member of our team will contact you by telephone to confirm funds have been paid before you sign your agreement and you may wish to make payment via debit or credit card at that point.

### Key Discussion Items (as applicable to your agreement)

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

Obligation to order drinks online - As part of your agreement you must place your orders for drinks via our online store. Benefits of online ordering include access to your order history, the ability to set up favourites for regular products and special events, extensive product information, 24/7 ordering and information on the latest promotions and deals. Please call your Account Manager on 03333 20 20 85 to sign up.

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<b>Your Accountant's Details:</b>
Accountant name:
Address:
Email:
Telephone:

<b>Your Solicitor's Details:</b>
Solicitor name:
Address:
Email:
Telephone:

<b>Publican checklist</b>
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"> <li>• Audited Accounts</li> <li>• Insurance</li> <li>• Stamp Duty</li> <li>• Premises Licence &amp; DPS</li> <li>• Opening Hours</li> <li>• Land Registry</li> <li>• Trade Body Membership</li> <li>• Personal Licence</li> <li>• Discrimination &amp; Disability Act</li> <li>• Funding</li> <li>• EHO Issues</li> <li>• Transfer of Undertakings (Protection of Employment)</li> <li>• Health &amp; Safety</li> <li>• Responsible Retailing</li> <li>• Premises Licence Recharge</li> <li>• Stock Taker</li> <li>• Retail Standards</li> </ul>

<b>Professional Advice</b>
<b>Financial</b> 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]
<b>Legal</b> 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]
<b>Property</b> 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]
<b>Rental Valuation</b> 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]

<b>Rent Proposal</b>
You confirm that before entering into this lease or tenancy agreement that you have received a copy of our rent proposal which you have reviewed and confirm that this does not affect your business plan previously provided. You have confirmed that you are content to proceed and sought independent advice if needed.

<b>Initialed by:</b>	<b>Date:</b>
(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:**

Rent Proposal Discussion:

### Signatures:

### Date:

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

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