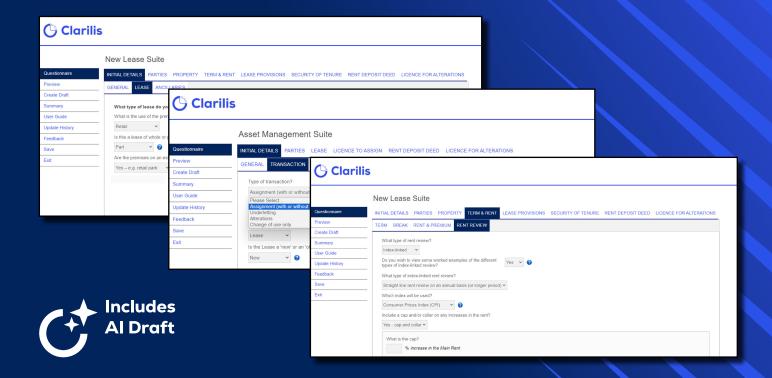# MCL SUITE
Clarilis Real Estate

Clarilis

Combining the Model Commercial Lease ("MCL") standard documents and guidance with Clarilis' market leading automation platform

Clarilis provides off-the-shelf, deep automation based on the highly regarded MCL commercial leases and associated documents.

The automation is fully maintained and accompanied by comprehensive guidance.

Why automate?

- Drastically reduce drafting time
- Improve margin by working more efficiently
- Increase capacity
- Enable delegation in a risk mitigated environment
- Enhance client relationships by delivering a superior agile service
- A leveller for firms of all sizes
- Assist recruitment and retention

Includes AI Draft

Solution differentiators

- Standardised templates and documents from the MCL combined with additional content
- Available off-the-shelf, with no implementation required
- Market-leading deep automation
- Includes Clarilis AI Draft to take your drafting further

- All driven from a single questionnaire
- Fully maintained documentation, automation and guidance - automatically updated by Clarilis when the MCL documentation is updated
- Comprehensive house styling options
- Rigorous security measures and protocols

The automated documents include the following:

MCL Lease Templates

Leases
- Lease of whole of an office building
- Lease of part of an office building
- Lease of an office building on an estate
- Lease of part of an office building on an estate
- Lease of the whole of a retail building
- Lease of part of a retail building
- Lease of a retail building on an estate
- Lease of a retail building on an estate with a turnover rent
- Lease of part of a retail building on an estate
- Lease of part of a retail building on an estate with a turnover rent
- Lease of retail unit in a shopping centre
- Lease of retail unit in a shopping centre with a turnover rent
- Lease of the whole of a logistics/industrial building
- Lease of the whole of a logistics/industrial building on an estate
- Lease of whole building for food/drink use
- Lease of part of a building for food/drink use
- Lease of whole building on an estate for food/drink use
- Lease of part of a building on an estate for food/drink use
- Lease of unit in a shopping centre for food/drink use

Additional Clauses
- Turnover rent
- Offer back
- Index linked rent review
- A3/A4/A5 user
- Service charge cap
- Option to renew
- BBP Green Lease Toolkit provisions

Licence for Alterations
- Licence for Alterations – Internal Works
- Licence for Alterations – Consent Letter
- Licence for Alterations – External and Internal Works
- Licence for Alterations – Works to Unite Premises with Common Landlord
- Licence for Alterations – Works to Unite Premises with Different Landlords
- Licence for Alterations – Retrospective Consent

MCL Asset Management Templates

Rent Deposit Deed
- Rent deposit deed

Assignment
- Licence to assign – new tenancy
- Licence to assign – old tenancy
- Licence to assign and change use- new tenancy
- Licence to assign and change use – old tenancy
- Licence to assign an underlease – new tenancy
- Licence to assign an underlease – old tenancy

Underletting
- Licence to underlet
- Licence to sub-underlet

Change of Use
- Licence to change use – lease
- Licence to change use – underlease

Alterations
- Licence for alterations – lease
- Licence for alterations – underlease
- Licence for alterations – consent letter
- Licence for alterations – external and internal works
- Licence for alterations – external and internal works – underlease and lease varied
- Licence for alterations – external and internal works – underlease varied
- Licence for alterations – works to unite premises with common landlord
- Licence for alterations – works to unite premises with different landlords
- Licence for alterations – retrospective consent

Non-MCL Templates
- 1954 Act Warning Notice
- 1954 Act Simple Declaration
- 1954 Act Statutory Declaration
- Cover email/letter to accompany 1954 Act documents

Integrations
- Companies House
- Register of Overseas Entities
- Royal Mail PAF (address and postcode lookup)
- Avail (requires an Avail licence)

Standardised content combined with our powerful **automation platform**