



## Clarilis PSG Suite

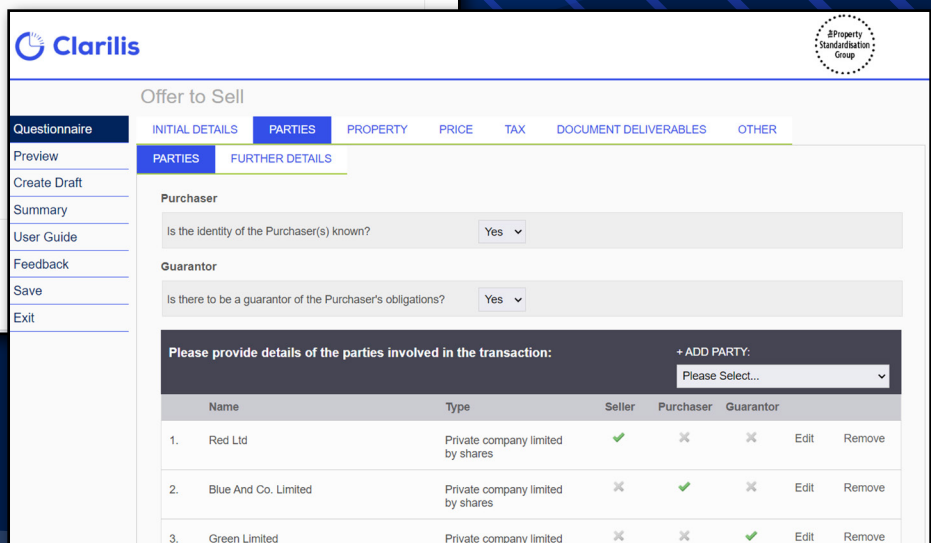
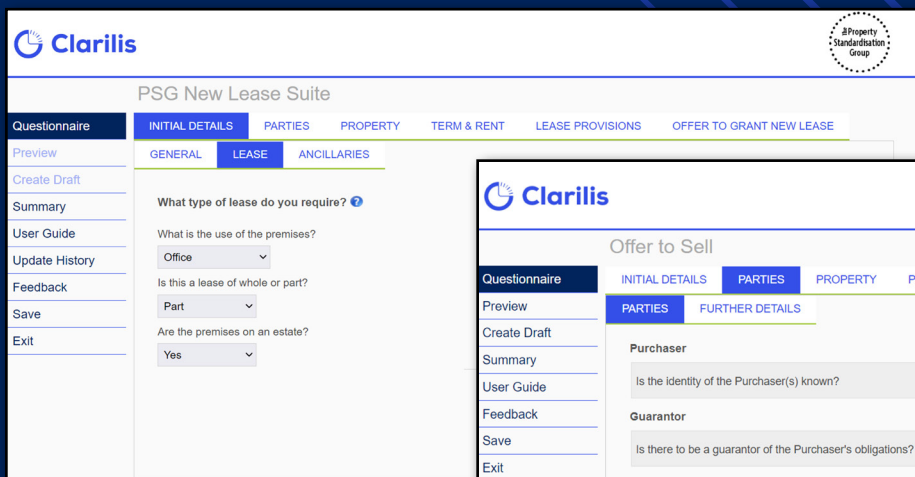
### Combining the Property Standardisation Group (“PSG”) standard documents and guidance with Clarilis’ market leading automation platform

Clarilis provides off-the-shelf, deep automation based on the highly regarded PSG commercial property 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 Scottish firms of all sizes
- Assist recruitment and retention



### Solution differentiators

- Automated templates and documents from the PSG
- Available off-the-shelf, with no implementation required
- Market-leading automation with both breadth and depth of solution
- Fully maintained documentation, automation and guidance - automatically updated by Clarilis when the PSG documentation is updated
- Comprehensive house styling options available
- Rigorous security measures and protocols



# Clarilis PSG Suite

## The automated suite includes the following PSG templates:

### Asset Management

#### Rent Review

- Rent review memorandum

#### Variation

- Offer to enter into a Minute of Variation

#### Alterations

- Licences for works
  - Bipartite MCL compatible
  - Bipartite not MCL compatible

#### Assignment

- Assignment (with or without landlord included)
- Letter of Consent to Assignment (with or without the assignment)

#### Renunciation

- Offer to Accept a Renunciation (can be drafted with or without the Renunciation)
- Renunciation (can be drafted with or without the Offer)

#### Licence to Occupy

- Licence to Occupy

#### Ancillaries (draftable on their own or as part of a variation or assignment)

- Deposit Agreement
- Guarantee
- Rent Concession Letters

### Offer to Sell

- Offer to Sell – Vacant Possession
- Offer to Sell – Investment
- Optional Clauses
  - Deposit
  - Guarantee of Purchaser's Obligations
  - Rights and Servitudes
  - Service Contracts
  - Construction
  - Company Searches
  - Community Right to Buy

### Leases

- Building (office)
- Part of building (office)
- Building on an estate (office)
- Part of building on an estate (office)
- Whole of a retail building
- Part of a retail building
- Retail building on an estate
- Retail building on an estate with turnover rent
- Part of a retail building on an estate
- Part of a retail building on an estate with turnover rent
- Retail unit in a shopping centre
- Retail unit in a shopping centre with turnover rent
- Whole of a logistic/industrial building
- Whole of a logistic/industrial building on an estate
- Whole building (food/drink)
- Part of a building (food/drink)
- Whole building on an estate (food/drink)
- Part of a building on an estate (food/drink)
- Unit in a shopping centre (food/drink)

### Additional Lease Clauses and Styles

- Index linked rent review
- Turnover rent
- Service charge cap
- Offer to Grant a Lease
- Licence for Works Agreement (Bipartite – MCL compatible)
- Deposit Agreement
- Guarantee
- Rent Concession Letters

### Disposition/Deeds creating Real Burdens

- Disposition
- Deed of Personal Real Burdens
- Deed of Real Burdens
- Deed of Servitude



Standardised content

combined with our powerful

automation platform