



REAL ESTATE PLUS

Clarilis Real Estate



Deeply automated commercial real estate documents

Clarilis Real Estate Plus is a collection of deeply automated commercial real estate documents for commercial property investment and letting transactions.

The solution combines Clarilis' market leading automation platform with curated content from top tier real estate firms, including the MCL drafting committee and Gowling WLG.

Why automate?

- Draft all the documents you need in minutes
- Improve margin by working more efficiently
- Increase capacity in busy teams
- 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

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Sale Suite

Questionnaire INITIAL DETAILS PARTIES THE TRANSACTION THE PROPERTY

Property:

| Name |
|--------------------------|
| 1. Green Acre, Bracknell |

Edit Remove

Other clauses

Include clauses for the

- Standard retention
- Property being sold
- Grant of lease back
- Defects/outstanding

BACK

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Options and Pre Emptions Suite

Questionnaire INITIAL DETAILS PARTIES THE TRANSACTION THE PROPERTY

TRANSACTION DETAILS PRICE

Completion Date

How many working days after the exercise of the Option should Completion take place?

30 working days

Option terms

What title guarantee

Please Select...

On what date will the

Other terms

Execute as a deed?

Allow electronic execution

Include provision for

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Occupational Arrangements Suite

Questionnaire INITIAL DETAILS PARTIES GENERAL LICENCE TO OCCUPY TENANCY AT WILL

GENERAL DOCUMENT SELECTION

What document(s) do you require?

| Document | Draft? |
|--------------------------------|-------------------------------------|
| 1. Licence to Use Seating Area | <input type="checkbox"/> |
| 2. Licence to Occupy (generic) | <input checked="" type="checkbox"/> |
| 3. Licence to Park | <input type="checkbox"/> |
| 4. Tenancy at Will | <input checked="" type="checkbox"/> |
| 5. Early Access Undertaking | <input type="checkbox"/> |

For each document selected above, a new tab of questions will appear in this questionnaire.



Solution differentiators

- Extensive set of deeply automated templates for commercial property investment and letting transactions
- Available off-the-shelf, with no implementation required
- Driven via a dynamic, web-based questionnaire
- Fully maintained documentation, automation and guidance
- Market-leading automation with both breadth and depth of solution
- Rigorous security measures and protocols
- Comprehensive house styling options available

The automated documents include the following:

Sale Suite

- Agreement for Sale (freehold/leasehold vacant possession or investment, portfolio)
- Deeds of Assignment (construction warranties, rent deposits, general contracts, rent arrears)
- Transfer Deed (HM Land Registry TR1/TP1/TR5)

New Lease Suite

- Agreement for Lease (Landlord/Tenant works, planning conditionality)
- 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
- Lease
 - 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
- Renewal Lease by Reference
- Rent Deposit Deed
- BBP Green Lease Toolkit provisions
- Documents for Exclusion of Security of Tenure (Notice, Declarations, Cover Letter/Email)
- Licence to Use Seating Area
- Licence to Occupy
- Licence to Park
- Tenancy at Will



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The automated documents include the following:

Asset Management Suite

- Licence to Assign
 - 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
- Licence to Underlet
 - Licence to underlet
 - Licence to sub-underlet
- Licence to Change Use
 - Licence to change use – lease
 - Licence to change use – underlease
- Licence for 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
- Rent Deposit Deed
- Deed of Variation
- Licence to Use Seating Area
- Licence to Occupy
- Licence to Park

Occupational Arrangements Suite

- Licence to Use Seating Area
- Licence to Occupy
- Licence to Park
- Tenancy at Will
- Early Access Letter

Surrender Suite

- Agreement to Surrender
- Deed of Surrender
- Surrender Deed (HM Land Registry TR1)
- Documents for Exclusion of Security of Tenure (Notice, Declarations, Cover Letter/Email)

Security Of Tenure Suite

- 1954 Act Warning Notice
- 1954 Act Statutory Declaration
- 1954 Act Simple Declaration
- Cover Letter/Email

Options and Pre-Emptions Suite

- Option Agreement
- Pre-Emption Agreement
- Transfer Deed (HM Land Registry TR1/TP1)

Construction Suite

- Collateral Warranty (Consultant/Contractor to Tenant)

Integrations

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



Exceptional content

combined with our powerful

automation platform

