

Document review — 31 clauses read and one floor area gap

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Document issued on 24/09/2026

Draft agreement sent by the association, 14 pages · fictional document

Fictional document — demonstration example

This document is produced by the Blue Lemon Agent website to illustrate what an AI agent hands to its users. The companies, matters, amounts and people in it are invented. It has no legal, accounting or commercial value.

Fictional document, produced for the demonstration. **The 31 clauses were compared to the council's four occupation agreements and to the texts in the version in force. Every point to take up arrives with its replacement wording already written.**

The result of the reading, at a glance

Nature	Clauses	What is handed over
In line with the council's practice	24	Flagged compliant — that is as much again the department does not have to read
To discuss	5	The council's position and an alternative wording
To rewrite	2	Replacement wording written, aligned on a dated precedent

The seven points, one by one

Clause	What the draft provides	What the agent proposes
Term	12 years, no early withdrawal	6 years with a withdrawal clause for public interest reasons and notice — taken from the two most recent agreements
Subletting	Allowed without prior agreement	Written prior agreement of the council — wording used since 2019
Insurance	No annual certificate	Annual certificate required, and the standard reminder letter is written
Charges	Major maintenance on the council, day-to-day on the association	In line with the usual split — flagged compliant, not discussed
Occasional use by third parties	Silent	Prior declaration clause, taken from a precedent
Two references to texts	Earlier wording	Version in force today, clauses rewritten accordingly
Condition report	On entry only	On entry and exit, with dated photographs

The consistency check across documents

Document	What it states	Action taken
Article 2 of the agreement	340 m ²	Request for a corrected document written, ready to go
Attached plan	386 m ²	Gap caught before signature, not after

Reading a draft agreement goes from two and a half hours to twenty minutes of review. Across the 190 draft instruments and agreements the department

reviews each year, this is the item where gaps between documents are caught before signature. The council's 23 occupation agreements in force were compared the same way: the summary page is available the same evening.

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