

Worry-Free Transition

You can rely on the experience and professionalism of The Meritus Group to manage a change in representation. Our financial team led by Tracey Gunn will ensure that all records are received for a seamless transition. Financial and owner records will be collected in advance of the transition date, corporate files will be obtained on the date of the turnover and your Board will receive a written report of the status of the Corporation's records and an inventory of the documents received.

You can make your decision with confidence in the future well-being of your condo and the best interests of your owners.



Our Services

Property Management

- Expert knowledge of the condo industry
- worry-free transition
- property inspections
- resident communications
- monthly board reports
- 24 hour customer service line
- contract specs and templates

Financial Reporting

- accurate budgets
- long range budget projections
- monthly statement in 14 days
- transparent owner access
- investment planning

Conflict Leadership

- Court appointed administration
- Court appointed chair and scrutineer

Meritus Group Management Inc.
7230 Darcel Ave., Suite 147
Mississauga, ON, L4T 3T6
Phone: 647-643-6267
E-mail: dean.mccabe@themeritusgroup.ca
www.themeritusgroup.ca

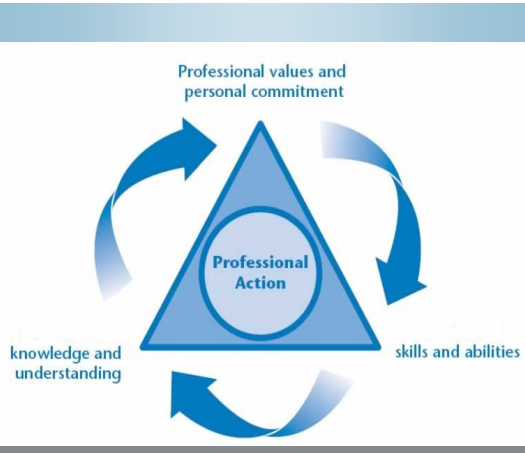


The
MERITUS
Group

A UNIQUE
approach to
condominium
management



www.themeritusgroup.ca



Professional Management

Each condominium is unique and has different challenges ahead of it. The Meritus Group will work with your Board to develop a five year plan focused on the needs of your condo.

Physical maintenance projects, improved service levels, financial challenges...they are all manageable with a plan. That is what we can help your condo develop— a unique plan for your needs.

Effective management recognizes and respects the views of Board members, owners and residents, and by understanding the views of all parties, helps build community.

Communication & Education

Two of the primary ingredients in building a strong condominium community are communication and education. The Meritus Group's approach to these two fundamental principles will demonstrate to your owners and your Board how we believe our approach differs from others.

Education sessions will give owners the opportunity to ask questions of management and industry experts.

Owners will be efficiently informed using electronic means and our commitment to customer service and availability will become evident as our relationship with your condo grows.

The members of The Meritus Group contribute to quarterly newsletters designed to share industry trends with your condo owners and residents. In addition, the Meritus Condo-Blog will keep your owners informed of condo-specific news.

The revisions to the Condominium Act that are currently proposed will increase the amount of formal communication that condominiums are required to undertake with owners. Quarterly reports, changes to status certificates and summaries of minutes and budgets are all examples of new required communications.

Your Technology Partner

Meritus has partnered with the most advanced Condominium software platform developers in Canada to provide you the right tools and resources. The Shiftsuite technology is like having a team of people in the back office.

Your Shiftsuite condominium website will be securely connected to your condominiums accounting records for transparency and convenience.

Corporate documents and status certificates will also be available to real estate agents using the Shiftsuite Conduit platform to reduce expenses and increase the marketability of your investment.

The Meritus Group is committed to using technology to increase communication and improve efficiency - and isn't that what you want from your management firm.



Experience and Integrity is just one click away...www.themeritusgroup.ca