

McGill Management, Inc.

ANNOUNCEMENT

McGill Management, Inc., with continued focus of providing superior service, is proud to announce its adoption of the state-of-art document and data delivery system. This delivery system provides reliable, round-the-clock online access to all governing documents and other data for lenders, title/escrow companies, real estate agents and homeowners in need of information.

McGill Management, Inc. is pleased to announce that we have partnered with CondoCerts to deliver the required documents and other requested data. CondoCerts has become the de facto standard for disseminating documents/data to meet the timely needs of the real estate community. Over 100,000 lenders, title and escrow companies and real estate agents have signed up and are using CondoCerts nationwide today. Most lenders accept its online delivery of lender questionnaires. As with most service providers, CondoCerts does not provide this information for free. There is no cost to sign up or log onto the site. The only charges incurred are for obtaining specific information. The information can be paid for in several different ways: establish a business account for monthly invoicing, billed to a credit card or debited to a bank account. Keep in mind if an escrow does not close, the charges due CondoCerts are still owed.

HOW DOES THE CONDOCERTS SYSTEM WORK?

McGill Management, Inc. has put financial and other data along with governing documents into the CondoCerts database. The data is stored in a password secured fashion.

For first time users sign up with CondoCerts in the following manner:

1. Go to the web-site www.CondoCerts.com
2. Follow the links to register.
3. Write down the user ID and password you chose.
4. CondoCerts will contact you to verify your information and activate your account (if you have selected the billing option).

To obtain this required information once your account has been activated, please perform the following:

1. Go to the web-site www.CondoCerts.com
2. Click on the "login" button and follow the instructions.
3. Type in the name of the association. You can abbreviate the name; as an example "harbor" for Harbor Point Condo Association. This will widen the search but you can then select the Association.
4. Entering the City where the association is located is required.
5. Entering the State is required, but zip code is not required.
6. This will bring you to a screen that will enable you to choose the type of product you require.

If you are requesting a **Paid Assessment Letter** or **22.1 Disclosure Form** you will be notified via email that your request is completed. After your notification that your request is complete, return to www.CondoCerts.com, login, and click on the Retrieve Completed button, and your Disclosure and any documents can be immediately printed or downloaded to your PC.

McGill Management, Inc. and CondoCerts are pleased to bring you this Internet Utility to simplify the process of delivering and obtaining community association data and documentation for a variety of users in any association real estate transaction. This valuable technology tool will deliver valuable association information in minutes instead of days or weeks.

If you have any questions regarding the above please contact CondoCerts at 800 310 6552.

Thank you for utilizing this important tool.