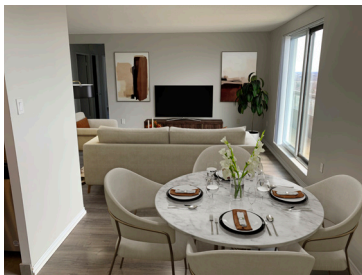


### Better Service

#### PROFESSIONAL PROPERTY MANAGEMENT

When you rent a professionally managed property you gain access to a team of on-site experts who can provide 24/7 customer service in a professional manner. With a condo rental, the person responsible for maintaining the unit – and your sole point of contact – is the owner. Condo landlords can be hard to reach and slow to respond, leaving you at the mercy of their schedule. That's an extra layer between you and getting the job done.

#### 24/7 Onsite Property Management



### Peace of Mind

#### MAKE OUR SPACE YOUR HOME

A condo owner can decide to sell their unit at any time, leaving you inconvenienced by open houses, staging setup, a new landlord, even pressure to renegotiate or end your lease early as you don't benefit from the same protections or by-laws as you would in a purpose-built rental building.

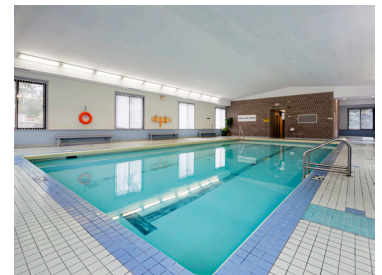
With a condo owner, you are staying in their space. **At Morguard, you are living in yours.**

### Exceptional Experience

#### GREAT NEIGHBOURHOOD AND AMENITIES

Choosing an apartment doesn't mean you have to sacrifice great amenities. We strive to provide a welcoming atmosphere with all the perks that will make you feel at home, including:

- Indoor salt water swimming pool
- Fully Equipped fitness centre and sauna
- Party Room
- Games Room with billiards table
- Amenities Room with library
- 24 hour surveillance
- Located close to Innovation District, Waterloo Transit Hub, & ION Light Rail



### More For Your Money

#### BETTER VALUE

In addition to great amenities and services, renting an apartment can provide better value than renting a condo. Condo rental prices often include additional fees such as property taxes, mortgage costs and complicated layers of insurance.

Apartment rentals usually offer larger spaces for lower prices. Save more of your hard-earned money by choosing Morguard.

#### AT MORGUARD, IT'S OUR PLACE TO MAKE IT YOUR HOME

Morguard owns and manages approximately 18,000 rental apartment suites across North America. For over three decades, we've been committed to enhancing the lives of our residents,

clients and associates, by consistently providing prompt, friendly service and an exceptional experience.

Each person on our team plays a crucial role in meeting those goals. We focus on the concept of community, by taking the time to know and understand our

residents and work to consistently exceed their expectations. To learn more about Morguard Apartments, please visit [www.morguardapartments.com](http://www.morguardapartments.com)