

Rental Promotion: Terms and Conditions

1. Promotion Overview

During the month of September, eligible new renters will receive one (1) month's rent free ("**Rental Promotion**") if they sign up for a new lease with Local: Residential Services Pty Ltd ATF Kensington BTR Trust ("**Rental Provider**").

2. Eligibility

- 2.1. The promotion is available to new renters who sign a lease with the Rental Provider between **1 September 2024 and 30 September 2024**.
- 2.2. The lease must be for a minimum of **12 months** or longer to qualify for this Rental Promotion.

3. Free Month of Rent

- 3.1. The **one (1) month** rent free period will be applied to the **second (2) month** of your lease.
- 3.2. The rental amount for the first month and any subsequent months (except for the second month) will be payable in accordance with your lease.

4. Tenant Screening

- 4.1. All applicants will be subject to our **standard tenant screening process**, which may include background checks, reference checks, and credit assessments etc.
- 4.2. Approval for this promotion does not guarantee acceptance of your rental application.

5. Limitations

- 5.1. This promotion is valid for **one (1) free month** of rent per eligible lease, and cannot be transferred or exchanged for cash, a gift or combined with other offers.
- 5.2. The promotion only applies to rent and does not include other costs such as utilities, maintenance fees, or any licence fee which is payable on car parking or storage parking spaces.
- 5.3. This Rental Promotion is limited and can only be claimed once for each apartment (i.e. if 2 or more people are looking to rent an apartment together, the Rental Promotion will only apply once and cannot be claimed by 2 people for the same apartment).
- 5.4. This Rental Promotion is not available to existing renters or any employees of the Rental Provider or any affiliated entity.

6. General

- 6.1. The Rental Provider reserves the right to **modify or cancel** this Rental Promotion at any time and without notice.
- 6.2. In the event of early lease termination, any benefits from the promotion, including the free month of rent, may be revoked and subject to repayment.
- 6.3. You acknowledge that the Rental Provider or any related entities will not be liable (directly or indirectly) for any loss, damage or claim arising out of the use of this Rental Promotion or claims made under this Rental Promotion.

7. Contact Information

- 7.1. For any questions regarding this promotion, please contact our Leasing Team at leasing@localresidential.com.au.