

Rental Promotion: Terms and Conditions

1. Promotion Overview

During the months of January to March 2025, eligible new renters will receive up to 3 months' 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 Rental Promotion is available to new renters who sign a lease with the Rental Provider between **1 January 2025 and 31 March 2025**.
- 2.2. Your lease must be for a minimum of 13 months for a studio or one bedroom apartment, 14 months for a 2 bedroom apartment and 15 months for a 3 bedroom apartment to qualify for the Rental Promotion.

3. 1 month's rent free: studio and one bedroom apartments

- 3.1. If you sign up to a new lease for a studio or one bedroom apartment as part of the Rental Promotion, you will receive 1 month's rent free!
- 3.2. The 1 month's rent free will be applied to the 2nd month of your lease.
- 3.3. The rental amount for the first month and any subsequent months (except for the second month) will be payable in accordance with your lease.
- 3.4. The minimum lease term is 13 months.

4. 2 months' rent free: two bedroom apartments

- 4.1. If you sign up to a new lease for a 2 bedroom apartment as part of the Rental Promotion, you will receive 2 months' rent free!
- 4.2. The 2 months' rent free period will be applied to the 2 month and the final month of your lease.
- 4.3. The rental amount for the first month and any subsequent months (except for the rent free months) will be payable in accordance with your lease.
- 4.4. The minimum lease term is 14 months.

5. 3 months' rent free: three-bedroom apartments

- 5.1. If you sign up to a new lease for a 3 bedroom apartment as part of the Rental Promotion, you will receive 3 months' rent free!
- 5.2. The 3 months' rent free period will be applied to the 2nd month and the final months (i.e. months 14 and 15) of your lease.
- 5.3. The rental amount for the first month and any subsequent months (except for the rent free months) will be payable in accordance with your lease.
- 5.4. The minimum lease term is 15 months.

6. Tenant Screening

- 6.1. Approval for the Rental Promotion does not guarantee acceptance of your rental application.

- 6.2. All applicants will be subject to our standard tenant screening process, which may include background checks, reference checks, and credit assessments etc.

7. Limitations

- 7.1. This Rental Promotion provides 1, 2 or 3 months' rent free period*¹ and cannot be transferred or exchanged for cash, a gift or combined with any other offers.
- 7.2. 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.
- 7.3. 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).
- 7.4. This Rental Promotion is not available to existing renters or any employees of the Rental Provider or any affiliated entity.
- 7.5. Limited apartment numbers apply.

8. General

- 8.1. The Rental Provider reserves the right to modify or cancel this Rental Promotion at any time and without notice.
- 8.2. In the event of early lease termination, any benefits from the promotion, including the rent free month(s), may be revoked and subject to repayment.
- 8.3. 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.

9. Contact Information

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

¹ Length of rent free period will depend on whether you lease a studio/1 bedroom, 2 bedroom or 3 bedroom apartment.