

Rental Promotion: Autumn 2026 – Limited Remaining Apartments

Terms and Conditions

1. Promotion Overview

- 1.1. This Autumn 2026 promotion is available to eligible new renters who sign and execute a lease on an approved 1- or 2-bedroom apartment at Local: Kensington with Local: Residential Services Pty Ltd ATF Kensington BTR Trust (“Rental Provider”). Limited apartments remain across participating apartment types. Studio apartments are not included in this promotion.
- 1.2. Only one Rental Promotion offer may be applied per lease agreement.

2. Offer Details

2.1. 1-Bedroom Apartments

2.1.1. Incentive A – Up to 6 Weeks Rent Free – 13-Month Lease

- 2.1.2. Eligible renters who sign a 13-month lease will receive 4 weeks’ rent free, applied as a discount of 1 week’s rent per month across months 2 to 5 of the lease term.
- 2.1.3. If a completed application is submitted within 48 hours of the first tour (via the Local Portal), an additional 2 weeks’ rent free will apply, distributed as 1 week per month across months 6 to 7.
- 2.1.4. Total possible incentive: up to 6 weeks’ rent free.

2.1.5. Incentive B – Up to 8 Weeks Rent Free – 24-Month Lease

- 2.1.6. Eligible renters who sign a 24-month lease will receive 6 weeks’ rent free, applied as a discount of 1 week’s rent per month across months 2 to 7 of the lease term.
- 2.1.7. If a completed application is submitted within 48 hours of the first tour (via the Local Portal), an additional 2 weeks’ rent free will apply, distributed as 1 week per month across months 8 to 9.
- 2.1.8. Total possible incentive: up to 8 weeks’ rent free.

2.2. 2-Bedroom Apartments

2.2.1. Incentive C – Up to 12 Weeks Rent Free – 15-Month Lease

- 2.2.2. Eligible renters who sign a 15-month lease will receive 8 weeks’ rent free, applied as a discount of 1 week’s rent per month across months 2 to 9 of the lease term.
- 2.2.3. If a completed application is submitted within 48 hours of the first tour (via the Local Portal), an additional 4 weeks’ rent free will apply, distributed as 1 week per month across months 10 to 13.

2.2.4. Total possible incentive: up to 12 weeks' rent free.

2.2.5. Incentive D – Up to 16 Weeks Rent Free + Fixed Rent – 2-Year Lease

2.2.6. Eligible renters who sign a 2-year lease will receive 12 weeks' rent free, applied as a discount of 1 week's rent per month across months 2 to 13 of the lease term.

2.2.7. If a completed application is submitted within 48 hours of the first tour (via the Local Portal), an additional 4 weeks' rent free will apply, distributed as 1 week per month across months 19 to 22.

2.2.8. A 0% rental increase will apply at the 12-month anniversary, ensuring rent remains unchanged for the second year (Year 2 fixed rent, ordinarily 4%).

2.2.9. Total possible incentive: up to 16 weeks' rent free + fixed rent for Year 2.

2.2.10. Incentive E – Up to 16 Weeks Rent Free + Rent Protection – 3-Year Lease

2.2.11. Eligible renters who sign a 3-year lease will receive 12 weeks' rent free, applied as a discount of 1 week's rent per month across months 2 to 13 of the lease term.

2.2.12. If a completed application is submitted within 48 hours of the first tour (via the Local Portal), an additional 4 weeks' rent free will apply, distributed as 1 week per month across months 19 to 22.

2.2.13. Rent protection applies as follows:

2.2.14. Year 2: 0% rental increase.

2.2.15. Year 3: 4% rental increase, calculated from the initial Year 1 rent (not the Year 2 rent).

2.2.16. Total possible incentive: up to 16 weeks' rent free + rent protection for Years 2 and 3.

3. Eligibility

3.1. The Rental Promotion is available only to new renters who sign a lease on an eligible apartment during the Autumn 2026 promotion period, as determined by the Rental Provider.

3.2. Offers apply to eligible 1- or 2-bedroom apartments only. Studio apartments are excluded from this promotion.

3.3. Only one Rental Promotion may be applied per lease; offers cannot be combined.

3.4. Participating apartments are subject to availability. The Rental Provider reserves the right to withdraw any apartment from the promotion at any time without notice.

4. Application and Tenant Screening

- 4.1. To be eligible for the additional bonus weeks, applicants must submit a completed application via the Local Portal within 48 hours of a virtual or in-person tour.
- 4.2. Participation in the Rental Promotion does not guarantee lease approval.
- 4.3. All applicants are subject to the Rental Provider's standard screening process, including credit, reference, and background checks.
- 4.4. Once approved, applicants must complete payment within the timeframe advised by the leasing team in order to qualify for the offer.

5. Limitations

- 5.1. The Rental Promotion is non-transferable, not redeemable for cash, and limited to one claim per lease.
- 5.2. The offer applies to base rent only. It does not cover utilities, parking, storage, or any additional service fees.
- 5.3. The promotion is available to existing transferring tenants of the Rental Provider only with prior approval from the Local Kensington General Manager.
- 5.4. Eligible apartments are determined solely by the Rental Provider, who reserves the right to remove any apartment from participation at any time without notice.

6. Early Termination and Repayment

- 6.1.1. If the lease is terminated early by either party, the Rental Provider reserves the right to revoke or recover any rent-free weeks that have already been applied.

7. General

- 7.1.1. The Rental Provider reserves the right to amend, suspend, or cancel the promotion at any time without notice.
- 7.1.2. The Rental Provider is not liable for any loss, damage, or claim arising from participation in this promotion.

8. Contact

For questions or further information, please contact the Leasing Team:
leasing@localresidential.com.au