

## Up to 12 weeks Free on 2 and 3 Bedroom Apartments – Terms & Conditions

### Promotion Overview

Between 1 April 2026 and 30 June 2026, eligible new renters who sign and execute a lease on an approved apartment at Local: Box Hill with the Rental Provider, Local: Residential Services Pty Ltd (ACN 673 326 120) as trustee for the Box Hill BTR Trust (the “Rental Provider”), may qualify for one or more of the rental promotions set out below (each a “Rental Promotion”).

Rental Promotions vary by apartment type, rent level and lease term. Primary rent incentives cannot be combined with one another; only one primary rent incentive may be applied per lease. Wi-Fi incentives and lease term conditions may apply alongside a primary incentive where the eligibility criteria for each are met. Eligibility for every promotion is determined by the Rental Provider.

### Offer Details

The following incentives are available during the promotion period. All offers require applications to be submitted by 30 June 2026 and are subject to the eligibility and screening conditions.

Incentive	Period / Amount	Conditions
<b>Rent Incentive</b>	4 weeks rent free	One-bedroom apartments with rent of \$700+ per week. For applications submitted by 30 June 2026. To be applied in Months 3, 4, 5 and 6 of the tenancy. For lease lengths of 13+ months.
<b>Rent Incentive</b>	8 weeks rent free	Two and three-bedroom apartments with rent of \$830+ per week. For applications submitted by 30 June 2026. To be applied in Months 3, 4, 5, 6, 7, 8, 9 and 10 of the tenancy. For lease lengths of 13+ months.
<b>Long Term Lease</b>	Additional 4 weeks rent free	One, two and three-bedroom apartments. For applications submitted by 30 June 2026. To be applied in Months 20, 21, 22 and 23 of the tenancy. For lease lengths of 24+ months.
<b>Furniture Premiere</b>	6 months free Wi-Fi	2 and 3-bedroom furnished apartments. For applications submitted by 30 June 2026. To be applied in the first 6 months of the lease. For lease lengths of 6+ months.
<b>Student Exclusive Offer</b>	6 months free Wi-Fi	For students currently enrolled at a Melbourne institution. For applications submitted by 30 June 2026. To be applied in the first 6 months of the lease. For lease lengths of 6+ months.
<b>Lease Term</b>	13 months	No rent increase for the lease term.
<b>Lease Term</b>	24 months	Fixed 4% increase for the lease term.
<b>Lease Term</b>	36 months	Fixed 4% increase year on year.

*Rent thresholds (for example \$700+ or \$830+ per week) refer to the advertised base rent of the apartment and are determined by the Rental Provider. Rent-free periods apply to base rent only.*

## Eligibility

- Rental Promotions are available only to new renters who execute a lease and submit a completed application by 30 June 2026, subject to the lease term and rent conditions stated for each offer.
- Offers are valid only on eligible apartments as determined by the Rental Provider. The Rental Provider reserves the right to remove any apartment from participation in any promotion without notice.
- The Student Exclusive Offer is available only to renters who are currently enrolled at a recognised Melbourne education institution and can provide valid proof of enrolment on request.
- Long Term Lease and Lease Term conditions apply only to lease lengths meeting the minimum term stated for each offer.

## Application and Tenant Screening

Participation in any Rental Promotion does not guarantee approval of the lease application. All applicants are subject to the Rental Provider's standard screening process, including credit, reference and background checks. Once approved, applicants must complete payment and lease execution within the timeframe advised by the leasing team in order to receive the relevant offer.

## Limitations

- Each Rental Promotion is non-transferable, not redeemable for cash, and limited to one claim per lease for each applicable offer.
- Primary rent incentives cannot be combined with each other. Only one primary rent incentive applies per lease.
- Rent-free periods and Wi-Fi incentives apply to the stated charges only and do not cover utilities (other than Wi-Fi where expressly offered), parking, storage or any additional service fees.
- The promotion is available to existing transferring tenants of the Rental Provider only with prior approval from the Local: Box Hill General Manager.
- Eligible apartment product for each offer is determined by the Rental Provider, which reserves the right to remove any apartment from participation without notice.

## Early Termination and Repayment

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

## General

The Rental Provider reserves the right to amend, suspend or cancel any promotion at any time without notice. The Rental Provider will not be liable for any loss, damage or claim arising from the use of or participation in any promotion.

## Contact

For any questions or further information, please contact the Leasing Team:

[BXHleasing@localresidential.com.au](mailto:BXHleasing@localresidential.com.au)