

Rental Promotion: From July 1 2026 – Limited Apartments

Terms and Conditions

1. Promotion Overview

1.1. Available to new approved renters at Local: Kensington with the Rental Provider, Local: Residential Services Pty Ltd (ACN 673 326 120) as trustee for the Kensington BTR Trust (ABN 71 756 508 603).

1.2. Eligible renters will receive 6 weeks' rent free when they:

- sign a lease with an initial term of 13 months or longer
- submit a completed application within 48 hours of their initial tour

1.3. The incentive will be applied as:

- 3 weeks' rent free in Month 6
- 3 weeks' rent free in Month 11

2. Promotion Period

2.1. This promotion commences on 1 July 2026 and remains available until withdrawn by the Rental Provider. Eligibility is determined based on the date a completed application is submitted. To access the promotion, a completed application must be submitted before the promotion is withdrawn and within 48 hours of the applicant's initial tour.

3. Conditions

3.1. The promotion is subject to apartment availability and eligibility is determined by the Rental Provider.

3.2. One promotional offer may be applied per lease agreement.

3.3. The promotion applies to base rent only. It excludes utilities, parking, storage, additional services and other charges unless expressly stated.

3.4. The promotion is not transferable, not redeemable for cash and cannot be exchanged for any other benefit.

3.5. Participation in the promotion does not guarantee lease approval. All applicants remain subject to Local's standard screening, approval and reference-check processes.

3.6. Approved applicants must sign and execute their lease within the timeframe provided by Local to access the promotion.

3.7. Local reserves the right to amend, suspend, withdraw or cancel the promotion at any time without notice.

3.8. If a renter ends their lease before the initial lease term expires, Local may revoke or recover the value of any rent-free incentive provided, to the extent permitted by law.

3.9. To the extent permitted by law, Local is not liable for any loss, damage or claim arising from participation in or use of the promotion.

3.10. Additional discretionary incentives may be offered by the Rental Provider on a case-by-case basis. These are not advertised, not guaranteed and may be withdrawn at any time.

4. General

4.1 The Rental Provider reserves the right to amend, suspend, or cancel the promotion at any time without notice.

4.2 The Rental Provider will not be liable for any loss, damage, or claim arising from the use of or participation in this promotion.

5. Contact

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

KNSleasing@localresidential.com.au

5.2. Local: Kensington is located at 348 Macaulay Road, Kensington VIC 3031.

5.3. Rental Provider: Local: Residential Services Pty Ltd (ACN 673 326 120) as trustee for the Kensington BTR Trust (ABN 71 756 508 603).