LOCAL: South Melbourne

# Up to 8 Weeks Rent Free – Terms & Conditions

## Promotion Overview

From 1 October 2026 to 31 December 2026, eligible new renters who sign and execute a lease on an approved apartment at Local: South Melbourne with the Rental Provider, Local: Residential Services Pty Ltd (ACN 673 326 120) as trustee for the South Melbourne BTR Trust (ABN 51 672 049 203) (the "Rental Provider"), may qualify for one or more of the rental promotions set out below (each a "Rental Promotion").

The Rental Promotion applies to one, two and three-bedroom apartments only, subject to availability. Eligibility is determined by the Rental Provider.

## Offer Details

The following primary incentives are available for leases signed between 1 July 2026 and 31 March 2027. Only one primary incentive applies per lease, based on the apartment type.

| Incentive | Amount | Conditions |
|---|---|---|
| 1 & 2 Bedroom Apartments | 6 weeks rent free | One and two-bedroom apartments. Lease with an initial term of 13 months or longer, signed on or before 31 March 2027. Applied as 3 weeks' rent free in Month 2 and 3 weeks' rent free in Month 12 of the lease. |
| 3 Bedroom Apartments | 8 weeks rent free | Three-bedroom apartments. Lease with an initial term of 14 months or longer, signed on or before 31 March 2027. Applied as 4 weeks' rent free in Month 2 and 4 weeks' rent free in Month 12 of the lease. |

*The maximum of 14 weeks' rent free applies to a three-bedroom apartment on a lease of 36 months or longer where the 48-hour application condition is met (8 + 2 + 4 weeks). The maximum for one and two-bedroom apartments is 12 weeks (6 + 2 + 4 weeks). Rent-free periods apply to base rent only. Rent for all other periods is payable in accordance with the lease.*

## Additional Incentives

The Rental Provider may also offer the following incentives for leases signed between 1 July 2026 and 31 March 2027 (each an "Additional Incentive"). Additional Incentives are offered at the Rental Provider's discretion, are not guaranteed and only apply if confirmed in writing in the renter's lease or offer documentation.

| Incentive | Amount | Conditions |
|---|---|---|
| 48-Hour Application – 1 & 2 Bedroom Apartments | 2 weeks rent free | One and two-bedroom apartments. Lease with an initial term of 13 months or longer. A completed application must be submitted within 48 hours of the renter's initial tour, and the lease signed on or before 31 March 2027. |
| 48-Hour Application – 3 Bedroom Apartments | 2 weeks rent free | Three-bedroom apartments. Lease with an initial term of 14 months or longer. A completed application must be submitted within 48 hours of the renter's initial tour, and the lease signed on or before 31 March 2027. |
| 24-Month Lease | 4 weeks rent free | All eligible apartment types. Lease with an initial term of 24 months or longer, signed on or before 31 March 2027. |
| 36-Month Lease | Additional 4 weeks rent free | All eligible apartment types. Lease with an initial term of 36 months or longer, signed on or before 31 March 2027. Offered as an additional 4 weeks on top of other incentives confirmed in writing for the lease. |



ABN: 51 672 049 203 Local: Residential Services Pty Ltd (ACN 673 326 120) as trustee for the South Melbourne BTR Trust
AFSL No. 521741 | ACN 638 489 451. Authorised Representative No. 1293247

*Whether an Additional Incentive is combined with a primary incentive, and when its rent-free weeks are applied, will be set out in the renter's lease or offer documentation.*

## Eligibility

- The Rental Promotion is available only to new renters who submit a completed application between 1 October 2026 and 31 December 2026 and sign a lease on an eligible apartment with an initial term of 13 months or longer (one and two-bedroom apartments) or 14 months or longer (three-bedroom apartments), with a lease start date before 31 March 2027. All conditions must be met.
- Eligibility is determined by the date a completed application is submitted. For the 48-hour application incentive, the completed application must also be submitted within 48 hours of the renter's initial tour.
- Only one primary incentive may be applied per lease.

## Application and Tenant Screening

- Participation in the Rental Promotion does not guarantee lease approval. All applicants remain subject to the Rental Provider's standard screening, approval and reference-check processes.
- Approved applicants must sign and execute their lease within the timeframe advised by the Rental Provider to receive the Rental Promotion.

## Limitations

- The Rental Promotion is not transferable, not redeemable for cash and cannot be exchanged for any other benefit.
- Rent-free periods apply to base rent only. They exclude utilities, parking, storage, additional services and other charges unless expressly stated.
- The Rental Provider may offer additional discretionary incentives on a case-by-case basis. These are not advertised, are not guaranteed, may be withdrawn at any time and only apply if confirmed in writing in the renter's lease or offer documentation.

## Early Termination and Repayment

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

## General

- The Rental Provider reserves the right to amend, suspend, withdraw or cancel the Rental Promotion at any time without notice.
- To the extent permitted by law, the Rental Provider is not liable for any loss, damage or claim arising from participation in or use of the Rental Promotion.

## Contact

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