

TWO WEEKS RENT FREE

LIV ANURA, 60 SKYRING TERRACE, NEWSTEAD QLD 4006

TERMS & CONDITIONS

1. BTR QLD Pty Ltd (ACN 644 792 370) as trustee for the BTR Foreshore Trust (Rental Provider) has recently introduced the LIV Anura Two Weeks Rent Free Incentive promotion (Promotion).
2. The Promotion will run for a limited time. The Promotion commences at 9am on Wednesday 1st October 2025 and ends at 5pm on Sunday 30th November 2025 (Promotion Period).
3. Under the Promotion, subject to these terms and conditions, the Rental Provider will:
 - a) provide a rent free period of 2 weeks (applied to the last two weeks in month 12 of the 12-month agreement).
4. The following terms and conditions apply to the Promotion:
 - a) the term of the Agreement must be at least 12 months.
 - b) Rent is charged in 14-day cycles. The 2-week rent-free period will be applied to a full rent cycle in month 12 of the lease, specifically to the 26th payment cycle. Please note that the first rent cycle is typically pro rata.
 - c) The Incentive cannot be utilised by the Renter until this letter has been signed by both the Renter and the Rental Provider.
 - d) if, prior to expiry of the initial 12-month term, the Agreement comes to an end for any reason other than the reason specified in paragraph (e), the Renter will lose the benefit of any part of the Incentive that remains outstanding.
 - e) if the Agreement comes to an end due to the Renter and the Rental Provider entering into a new residential tenancy agreement in respect of another apartment at LIV Anura (New Agreement), and the rent payable under that New Agreement is higher than the rent payable under the Agreement, any part of the Incentive that remains outstanding will be applied to the rent payable under the New Agreement. For the purposes of the Incentive only, the number of payment cycles that have occurred under the Agreement will be deemed to have occurred under the New Agreement.
 - f) the Incentive will only apply to the initial 12-month term and will not be available to the Renter in any other circumstances (including in the event the Renter is holding over or in the event the Renter renews the Agreement or enters into a new residential tenancy agreement with the Rental Provider unless paragraph (e) applies).
 - g) the benefit of the Incentive is personal to the Renter and cannot be assigned by the Renter in the event that the Agreement is validly assigned by the Renter;
 - h) subject to paragraphs (i) and (j), the terms of the Agreement prescribing the payment of rent during the initial 12-month term are to be read subject to this letter.
 - i) for all other purposes, the terms of the Agreement (including all other Renter obligations to pay other money) will apply and this letter must be disregarded. In particular, when construing any provision in the Agreement varying the rent, regard must only be had to the rent payable as specified in the Agreement.
 - j) for the avoidance of doubt, this letter does not affect the Renter's obligation under the Agreement to pay the bond and 2 weeks' Rent in advance upon executing the Agreement.
 - k) the Renter must not disclose the existence or terms of this letter without the prior written consent of the Rental Provider (which must not be unreasonably withheld);
 - l) to be eligible, the lease must commence before 30 November 2025; and
 - m) the terms of this letter survive termination of the Agreement.