

TERMS AND CONDITIONS (#1 - REFER A FAMILY AND FRIEND OFFER)

Terms and Conditions

1. If a current tenant (**Referrer**) at Home Parramatta introduces a new tenant (**Referred Tenant**) who is also their friend or family member, to lease an apartment at Home Parramatta, the Referrer will be entitled to receive the Benefits set out below, subject to the Eligibilities.
2. To be eligible for the Benefits, the following conditions must be satisfied (together the '**Eligibilities**'):
 - (a) The Referrer must email parramattaleasing@homeapartments.com.au with the Referred Tenant's full name, email address and phone number, having obtained their prior consent to share these details.
 - (b) The Referred Tenant must subsequently enter into a residential lease agreement and commence their tenancy at Home Parramatta before 15th December 2026.
 - (c) The Referred Tenant must:
 - a. be a natural person or a company;
 - b. not be an existing tenant;
 - c. not be already known to Home as a potential tenant, including by being previously introduced or referred to Home by another agent, person or appearing in Home's prospects database.
3. If the Eligibilities are satisfied, the Referrer is entitled to receive one (1) \$500 Westfield Gift Card (**Benefits**).
4. Only one Benefits will be issued per each successful referral, and where multiple Referrers refer the same Referred Tenant, only the first Referrer will be entitled to the Benefits.
5. Please allow up to 14 days following confirmation of Eligibilities for the Benefits to be issued.
6. Benefits are non-transferable, cannot be exchanged for cash and are subject to the gift card issuer's applicable terms and conditions.
7. Home Apartments reserves the right to amend or withdraw this offer, without affecting any reward already confirmed for an existing qualifying lease, except where otherwise permitted by law.
8. Home Apartments decision on all matters relating to this referral offer is final and binding.

Home Apartments means Home Apartments situated at 116 Macquarie Street, Parramatta, NSW 2150.

Home Parramatta means GFM Investment Management Limited as trustee for the GFM Home Trust ABN 92 562 964 926.

TERMS AND CONDITIONS (#2 - MOVE IN AND BE REWARDED OFFER)

Property: Home Apartments Parramatta, 116 Macquarie Street, Parramatta, NSW 2150 (**Home Parramatta**)

Date: 23rd October 2026

Promotional Period: 26th October 2026 to 15th December 2026

Incentive Offer: 1 x \$500 Westfield Gift Card (**Offer**).

This Terms and Conditions apply to the Offer.

1. Eligibility

- 1.1. The Offer is available exclusively to new residents entering into a new residential tenancy agreement (**Agreement**) with Home Parramatta on or before **15th December 2026**.
- 1.2. The Offer is available only for selected apartments and lease terms as advertised at the time of application and lease execution.
- 1.3. The Offer is subject to apartment type, rental tier, apartment availability, and the fixed lease term selected by the resident.
- 1.4. Existing residents renewing, extending, transferring, assigning, or varying an existing tenancy agreement are not eligible unless expressly approved in writing by Home Parramatta.

2. Lease Execution Requirements

- 2.1. To qualify for the Offer, applicants must:
 - 2.1.1. Successfully complete Home Parramatta's application screening process;
 - 2.1.2. Satisfy all identification, income, reference, and eligibility requirements;
 - 2.1.3. Sign an Agreement for at least 12 months or other applicable fixed term;
 - 2.1.4. Pay all required funds prior to lease commencement, including any holding fee, bond, rent, or other applicable charges.
- 2.2. Failure to complete lease execution requirements within the timeframe specified by Home Parramatta may result in withdrawal of the Offer.
- 2.3. Once the Agreement is executed, the terms in the Agreement will prevail and this Offer must be disregarded.

3. Incentive Offer

- 3.1. Please allow 14 days following lease commencement for the Offer to be issued.
- 3.2. This Offer is not transferable, refundable or redeemable for cash or any other offer. The use of the \$500 Westfield Gift Card is subject to the terms and conditions of the card issuer.

4. Other terms

- 4.1. This Offer may be withdrawn, amended, extended, or replaced by Home Parramatta at any time without notice.
- 4.2. This Offer cannot be used in conjunction with any other promotion, discount, or special offer unless expressly approved by Home Parramatta in writing.
- 4.3. Home Parramatta reserves the right to withdraw any incentive and terminate negotiations if false, misleading, incomplete, or fraudulent information is provided by an applicant.
- 4.4. Incentives are not transferable to another apartment, resident, applicant, or tenancy agreement unless approved in writing by Home Parramatta.
- 4.5. Home Parramatta reserves the right to amend these Terms & Conditions at any time.

TERMS AND CONDITIONS (#3 APPLY, SIGN AND BE REWARDED OFFER)

Property: Home Apartments Parramatta, 116 Macquarie Street, Parramatta, NSW 2150 (**Home Parramatta**)

Date: 23rd October 2026

Promotional Period: 26th October 2026 to 15th December 2026

Incentive Offer: 1 x Private Dining Voucher valued at \$150 (**Offer**).

This Terms and Conditions apply to the Offer.

5. Eligibility

- 5.1. The Offer is available exclusively to new applicants/residents who:
 - 5.1.1. has attended a property tour at Home Parramatta;
 - 5.1.2. submitted a completed residential tenancy application including all required supporting documentation to Home Parramatta within 48 hours of the property tour;
 - 5.1.3. has its applications approved by Home Parramatta; and
- 5.2. has entered into a new residential tenancy agreement (**Agreement**) with Home Parramatta on or before **15th December 2026**.
- 5.3. The Offer is available only for selected apartments and lease terms as advertised at the time of application and lease execution.
- 5.4. The Offer is subject to apartment type, rental tier, apartment availability, and the fixed lease term selected by the resident.
- 5.5. Existing residents renewing, extending, transferring, assigning, or varying an existing tenancy agreement are not eligible unless expressly approved in writing by Home Parramatta.

6. Lease Execution Requirements

- 6.1. To qualify for the Offer, applicants must:
 - 6.1.1. Successfully complete Home Parramatta's application screening process;
 - 6.1.2. Satisfy all identification, income, reference, and eligibility requirements;
 - 6.1.3. Sign an Agreement for at least 12 months or other applicable fixed term;
 - 6.1.4. Pay all required funds prior to lease commencement, including any holding fee, bond, rent, or other applicable charges.
- 6.2. Failure to complete lease execution requirements within the timeframe specified by Home Parramatta may result in withdrawal of the Offer.
- 6.3. Once the Agreement is executed, the terms in the Agreement will prevail and this Offer must be disregarded.

7. Incentive Offer

- 7.1. Please allow 14 days following lease commencement for the Offer to be issued.
- 7.2. This Offer is not transferable, refundable or redeemable for cash or any other offer. The use of the \$150 Private Dining Voucher is subject to the House Rules as contained in the lease agreement.
- 7.3. The Private Dining Voucher is valid for 12 months from the date of issue.

8. Other terms

- 8.1. This Offer may be withdrawn, amended, extended, or replaced by Home Parramatta at any time without notice.
- 8.2. This Offer cannot be used in conjunction with any other promotion, discount, or special offer unless expressly approved by Home Parramatta in writing.
- 8.3. Home Parramatta reserves the right to withdraw any incentive and terminate negotiations if false, misleading, incomplete, or fraudulent information is provided by an applicant.
- 8.4. Incentives are not transferable to another apartment, resident, applicant, or tenancy agreement unless approved in writing by Home Parramatta.
- 8.5. Home Parramatta reserves the right to amend these Terms & Conditions at any time.