

THE ARCHIVE

Space for your story.

8 Weeks rent free*

Find your home at The Archive Melbourne

Step into a brand-new apartment where design, comfort and creativity come together effortlessly. For a limited time, enjoy 8 weeks rent free on our One Bedroom + Flex Apartments —our way of welcoming you to life at The Archive.

This isn't just a place to live; it's a space to shape your story. Here in Southbank, every day feels connected—to the city, to community, and to the moments that make it yours.

Terms and Conditions

1. This limited time offer comprises 8 weeks rent-free from the rental provider under all qualifying residential rental agreements for the One Bedroom + Flexible Apartments. A residential rental agreement qualifies for the offer (subject to conditions 2 to 10 (inclusive) below where the following conditions are satisfied:
 - a) the renter enters into an unconditional fixed term residential rental agreement term of 12 months or longer, signed between such period as determined by the rental provider at its absolute discretion;
 - b) the residential rental agreement provides for a commencing date no later than 2 months after the agreement is signed, and the renter moves to the apartment within 1 month of the commencing date;
 - c) the renter signs up for the rental provider's direct debit payment method notified to the renter in the rental provider's welcome pack and email communications

- d) the renter makes payment of 2 weeks' rent in advance to the rental provider and lodges a bond in the amount of 4 weeks' rent with the RTBA by the dates required under the terms of the residential rental agreement; and
 - e) the renter signs and returns to the rental provider a copy of these terms and conditions.
2. The offer is valid exclusively at The Archive Melbourne and does not apply to any other properties. Only one offer is applicable per new qualifying residential rental agreement. The rental provider reserves the right to amend, suspend or cancel the promotion at any time without notice.
3. A renter is ineligible for this offer if the residential rental agreement is arranged through education agents, booking agents, or referral agents.
4. The rent-free period will be applied in two separate instalments by way of a credit to the renter's account as follows:
 - a) 4 weeks' rent applied in the final payment cycle during the 6th month of the term; and
 - b) 4 weeks' rent applied in the final payment cycle during the 12th month of the term.
 - c) Notwithstanding anything else in this condition 4, where a renter is in arrears under a qualifying residential rental agreement at the time of either of paragraphs 4(a) and (b), the renter acknowledges and agrees that the rental provider may set off the relevant rent-free period against any outstanding arrears in place of a credit to the renter's account.
5. The offer does not apply to break leases. If a qualifying residential rental agreement terminates for any reason prior to expiry of the 12th month of the fixed term (subject to condition 6), the offer ceases to apply and the renter will not receive any remaining outstanding portion of the rent free period.
6. Despite condition 5, if, prior to expiry of the 12th month of the fixed term, a qualifying residential rental agreement (**Previous Agreement**) ends due to the renter entering into a new unconditional residential rental agreement in respect of another apartment at The Archive Melbourne (**New Agreement**), and the rent payable under the New Agreement is higher than the rent payable under the Previous Agreement, any portion of the rent free period (calculated, for the avoidance of doubt, on the basis of the rent payable under the Previous Agreement) that remains outstanding will be applied to the rent payable under the New Agreement as a reduction of the relevant

instalment of rent. For the purposes of this offer only and timing for application of the rent-free period, the number of months elapsed under the Previous Agreement will be deemed to have occurred under the New Agreement.

7. For the avoidance of doubt, the offer applies only to qualifying residential rental agreements, and does not apply to any ancillary licence or other agreement entered into with the rental provider. The application of the rent-free period under condition 4 does not limit a renter's obligation to pay any fees or other monies under any ancillary licence or other agreement to the rental provider.
8. This offer is personal to you and cannot be assigned or novated, including where your residential rental agreement is validly assigned.
9. This offer is not available in connection with any other offer or incentive of the rental provider.
10. The rental provider reserves the right to, at any time prior to a renter signing and returning to the rental provider both a qualifying residential rental agreement and a copy of these terms and conditions, cancel, suspend, modify, extend or shorten this offer without prior notice.
11. Other than as expressly provided for in these terms and conditions, the terms of a qualifying residential rental agreement supersede these terms and conditions and prevail to the extent of any inconsistency.