

Goodmayes Square - 2 Bed 2 Bath Rent-Free Promotion

Promotional Terms and Conditions

These terms and conditions ("Terms") govern the "2 Weeks Rent Free" promotion (the "Promotion") offered by GCP Asset Management (UK) LTD / Goodmayes (IG3) Ltd ("GCP", "we", "us") in respect of the 2 Bedroom 2 Bathroom homes at Goodmayes Square (the "Development").

1. The Promotion

1.1 The Promotion entitles an eligible new resident ("Resident") who enters into a tenancy agreement for an eligible home to a rent incentive equivalent to two (2) weeks' rent (the "Incentive"), applied as a credit against rent otherwise payable, as follows:

- (a) one week's rent, credited against the rent payable for the first rental period of the tenancy ("Move-In Credit"); and
- (b) one week's rent, credited against the rent payable for the rental period commencing on the first day of month 13 of the tenancy, subject to the conditions in clause 4 ("Month 13 Credit").

1.2 The weekly rent value used to calculate each credit is the monthly market rent for the home multiplied by 12 and divided by 52.

1.3 The Promotion is a rent incentive only. It does not reduce the market rent, the rent stated in the tenancy agreement, or the rent used for any future rent review; the full contractual rent remains payable save for the specific credited periods described above.

2. Eligibility

2.1 The Promotion is available only to new Residents signing a new tenancy agreement for a 2 Bedroom 2 Bathroom home at Goodmayes Square, where that agreement is signed within the Promotion Period (see clause 3).

2.2 The Promotion is not available to: existing Residents renewing, extending, or continuing an existing tenancy at Goodmayes Square; transfers between homes within the Development or the wider GCP portfolio by an existing Resident; or any tenancy entered into other than on GCP's standard tenancy agreement and standard referencing/affordability criteria.

2.3 The Promotion is available per home, not per Resident. Where a home is let to joint tenants, only one Incentive applies to that tenancy, split or allocated between the joint tenants as GCP determines.

2.4 All applicants remain subject to GCP's standard right-to-rent checks, referencing, affordability assessment and approval process. Eligibility for the Promotion does not guarantee approval of a tenancy application.

3. Promotion Period

3.1 The Promotion applies to qualifying tenancy agreements signed between 14th October 2026 and 31st December 2026 (the "Promotion Period"), unless withdrawn, amended or extended earlier in accordance with clause 7.

3.2 The date of signing the tenancy agreement, not the move-in date, determines whether a tenancy falls within the Promotion Period, unless GCP states otherwise in writing.

4. Conditions attaching to the Month 13 Credit

4.1 The Month 13 Credit is conditional on the following being true as at the date it falls due:

- (a) the Resident remains in continuous occupation of the home under the tenancy agreement;
- (b) neither the Resident nor GCP has served a valid notice to end the tenancy which remains in effect;
- (c) the Resident has not been in arrears of rent of more than [7] days at any point during the preceding 12 months; and
- (d) the Resident is not in material breach of the tenancy agreement which remains unremedied.

4.2 If the tenancy ends, or notice to end the tenancy is served by either party and takes effect, before month 13, the Month 13 Credit will not be paid and the Resident will have no claim to it, whether in whole or in part.

4.3 Full conditions governing the Incentive are set out in the relevant clause of the tenancy agreement, which takes precedence over this summary in the event of any inconsistency.

5. How the Incentive is applied

5.1 Each credit is applied directly against rent due for the relevant rental period; it is not paid as a cash sum, voucher, or bank transfer to the Resident.

5.2 The Incentive has no cash alternative and cannot be redeemed, transferred, exchanged or offset against any other charge (including deposit, service charge, utilities or any other fee).

5.3 Where a Resident has already received the benefit of the Month 13 Credit and the tenancy subsequently ends shortly afterwards, GCP reserves the right to recover the value of that credit in the circumstances, and subject to the limits, set out in the tenancy agreement.

6. Advertised rent and other offers

6.1 The market rent advertised for each home is the full contractual rent payable; the Promotion is an incentive applied on top of that rent and does not represent a reduced headline rent.

6.2 The Promotion cannot be combined with any other move-in incentive, discount, referral bonus or promotional offer at the Development unless GCP expressly states otherwise in writing.

7. GCP's rights

7.1 GCP reserves the right to withdraw, suspend, extend or amend the Promotion, or these Terms, at any time without notice, save that this will not affect the entitlement of a Resident who has already signed a qualifying tenancy agreement in reliance on the Promotion as it stood at the date of signing.

7.2 GCP reserves the right to refuse or withdraw the Promotion in respect of any applicant or Resident where it reasonably considers these Terms have not been met, or where the application does not meet GCP's standard referencing and affordability criteria.

7.3 GCP's decision on the interpretation and application of these Terms is final, save for the Resident's statutory rights, which are unaffected.

8. General

8.1 These Terms are governed by the law of England and Wales.

8.2 Nothing in these Terms affects a Resident's statutory rights, including those under the Renters' Rights Act and related consumer protection legislation.

8.3 In the event of any inconsistency between these Terms and the tenancy agreement, the tenancy agreement prevails.

