



One Month On Us Campaign

Terms & Conditions

Overview

For a limited time, qualifying leases will receive one (1) month of rent free, applied as a one-time rent credit. This promotion is available on select YA student housing floor plans as outlined below.

Eligibility

- Applies to new leases for the 2026-27 school year (not retroactive)
- Applies to 2 - 4 bedroom student apartments with private bathrooms (2 bed/2+ bath; 3 bed/3+ bath; 4 bed/4+ bath)
- Credit is applied as a one-time rent credit and is based on per-bed cost, not full unit rent

Referral Program - Lodge and Willow Trails Only

Residents may earn an additional one (1) month free by referring a new resident to The Lodge or Willow Trails.

Referring Resident Requirements

- Must be a current resident or have a fully executed future lease agreement with YA
- Limited to up to four (4) qualified referrals per resident
- Referral must be received and recorded by management prior to any tour, application, or leasing activity by the referred prospect
- Must provide prospect's full name and phone number via approved [submission form](#)
- Self-referrals are not permitted

Referred Prospect Requirements

- Must sign a new, 2026–2027 lease at The Lodge or Willow Trails
- Must meet all standard leasing qualifications
- Offer is not retroactive to previously signed leases

Referral Reward

- Referred prospect receives one (1) month free
- Referring resident receives one (1) month free
 - If the referring resident has both a current and future lease, the credit will be based on the higher of the two amounts
- Credits are applied as one-time rent credits and are based on per-bed cost, not full unit rent

General Conditions

- Offer is applied on a first-come, first-qualified basis and may be modified or terminated at any time
- This promotion is offered in compliance with all applicable Fair Housing laws and is available to all qualified applicants
- All credits and eligibility determinations will be applied consistently in accordance with these terms