



# Lifestyle Incentive for Theory

Exclusive limited-time offer: Sign a lease at Theory and we'll put some money back into your wallet so you can focus on what really matters.

*Expires April 1, 2025*

Balancing work, life, and personal commitments can be especially challenging when looking for a new home and everything that comes along with it. The ever-long list of to-dos can be difficult to catch up on. That's why we're excited to introduce the Lifestyle Incentive, designed to take a little weight off your shoulders. Get up to \$500 when you sign a lease for a qualifying home at Theory that could help cover your:

Groceries | Cleaning | Utilities | Décor | Linens | Kitchen gadgets + utensils | Other expenses

A little gift for you to make it easier to settle into your home and explore your new neighbourhood!

Unit Type	Monthly Incentive	Total amount over 1 year
2 Bedroom + Den	\$300	\$3600
3 Bedroom	\$350	\$4200
3 Bedroom + Den	\$400	\$4800
4 Bedroom	\$500	\$6000



*Get up to \$500 a month when you sign a lease at Theory*

## WHY LIVE AT THEORY?

**Convenient Location:** Close to campus, shops and services, making getting around sustainably a breeze

**Thoughtful Amenities:** Enjoy high-quality, contemporary living spaces designed with your comfort in mind

**Community-oriented Living:** Shared spaces to relax and build connections nestled in a vibrant neighbourhood

## HOW IT WORKS:

1. Sign Your Lease: Complete your lease agreement and move into your new home by April 1, 2025.
2. Enjoy Your Incentive: From the date your lease commences, you will receive the incentive each month for 12 months.

For more information or to schedule a tour, please contact us at [assistant1@villagegatehomes.com](mailto:assistant1@villagegatehomes.com)





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## FAQS

### WHAT IS THE LIFESTYLE INCENTIVE PROGRAM?

The program is a limited-time promotion for tenants who move into an applicable unit at Theory. It offers up to \$500 monthly to help cover initial expenses, like groceries, utilities, cleaning services, décor, and more, to help ease the move-in process.

### WHICH UNITS QUALIFY FOR THIS PROGRAM?

Eligible units include: 2 Bedroom + Den, 3 Bedroom, 3 Bedroom + Den, 4 Bedroom

### WHY IS VILLAGE GATE HOMES OFFERING THIS INCENTIVE PROGRAM?

The incentive program is a way to encourage UBC staff and faculty to rent a home with below-market rental fees at UBC Point Grey and to make the transition into their new home smoother.

### HOW MUCH IS THE INCENTIVE, AND HOW IS IT PAID OUT?

The incentive amount varies by unit type, ranging from \$300 to \$500 per month. Once your lease commences, it will be distributed monthly via cheque addressed to the lessee for a period of 12 months, provided you do not default on your lease.

### WHO IS ELIGIBLE FOR THIS PROGRAM?

This program is open to UBC staff and faculty who sign a lease and move into a qualifying unit at Theory by April 1, 2025. To qualify, UBC staff and faculty must not be existing Village Gate Homes residents transferring to Theory from another building.

### WHEN IS THE LEASE SIGNING AND MOVE-IN DEADLINE TO QUALIFY?

To qualify for the incentive, you must sign a lease and move in by April 1, 2025.

### HOW LONG DOES THE INCENTIVE LAST AND WHAT HAPPENS WHEN IT ENDS?

The incentive is available for the first 12 months of your lease, with monthly totals adding up to a total amount based on your unit type (e.g., \$3,600 over the course of a year for a 2-bedroom + den and \$6,000 over the course of a year for a 4-bedroom). After the incentive ends, you will no longer receive a cheque each month.



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### CAN I COMBINE THIS OFFER WITH OTHER PROMOTIONS?

Once you become a Village Gate Homes tenant, we have also launched a referral program that offers you \$1,000 for each successful referral that moves into an applicable home at Theory. For more details, visit [villagegatehomes.com/theory](https://villagegatehomes.com/theory).

### I SIGNED MY LEASE/MOVED INTO THEORY BEFORE NOVEMBER 1. CAN I STILL GET THE INCENTIVE?

The Lifestyle Incentive is a limited-time offer for new tenant leases signed on or after November 1, 2024. We encourage you to take advantage of our referral program for current Village Gate Homes tenants which offers you \$1,000 for each successful referral who moves into an applicable home at Theory. For more details, visit [villagegatehomes.com/theory](https://villagegatehomes.com/theory)

### WHAT MAKES LIVING AT THEORY UNIQUE?

Theory offers a convenient location near campus and local amenities, shops, and services. It has thoughtfully designed living spaces with air conditioning, guest suites, and sustainability features. Theory has the most amenity rooms in any UBC staff and faculty building, and other community-oriented areas to foster connections with neighbours living in the vibrant Wesbrook Place neighbourhood.

### WHO SHOULD I CONTACT IF I HAVE MORE QUESTIONS OR WANT TO SCHEDULE A TOUR?

For more details, or to arrange a tour of Theory, please reach out to us at [assistant1@villagegatehomes.com](mailto:assistant1@villagegatehomes.com)