



12 Days of Christmas Giveaway – Official Rules

Promotion Period: The Heritage Court Luxury Townhomes *12 Days of Christmas Giveaway* (“Promotion”) runs from **November 5, 2025 through December 8, 2025**.

Eligibility

- Open to individuals who sign a **new 12-month lease** at Heritage Court Luxury Townhomes during the Promotion Period.
 - Residents must **move in within 30 days of lease signing** to qualify for entry.
 - Lease must remain in **good standing for at least 60 days after move-in** to maintain eligibility for prizes or rent abatements.
 - Employees, contractors, and affiliates of Bluestone Partners, LLC or Crest Ventures, LLC are not eligible.
 - Offer void where prohibited by law.
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How to Enter

- Each eligible lease signed during the Promotion Period will receive **one entry** into the *12 Days of Christmas Giveaway* and the Grand Prize drawing.
 - No purchase necessary to enter or win. Individuals may request a no-purchase entry form by visiting the Heritage Court leasing office during the Promotion Period.
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Prizes

- **Twelve (12)** luxury gifts will be awarded, with retail values ranging from approximately **\$200–\$400 each**.
- **One (1) Grand Prize Winner** will receive **six (6) months of free rent**, applied as monthly rent abatements **beginning after the resident has maintained 60 days in good standing**.
 - Abatements will be applied consecutively, beginning with the **third full month of occupancy**.
 - The lease must remain in good standing through the full term to retain eligibility.
- **Prize Activation Requirement:**

The Grand Prize of six (6) months of free rent will be awarded once a minimum of twelve (12) qualifying leases have been executed during the Promotion Period. If twelve (12) qualifying leases are not yet reached by December 8, 2025, the drawing will be postponed until that milestone is achieved, at which time the Grand Prize winner will be selected. All other listed gifts will continue to be awarded as scheduled.



Substitutions

If a listed prize becomes unavailable or unsuitable for the winner, **management may substitute a gift card of equal value** from one of the following vendors: **ACE Hardware, Target, or Amazon.**

Substitutions of equal value may also be made **at management's discretion.**

No cash equivalent or transfer of prizes is permitted.

Default or Early Termination

If a resident defaults on their lease, vacates early, or otherwise fails to remain in good standing through the end of their lease term, **all promotional offers—including rent abatements or prizes—will be considered null and void.** Management reserves the right to **recover the value** of any rent abatement or promotional item previously granted in connection with this Promotion.

General Terms

- Winners may be required to sign an acknowledgment of receipt.
 - Management reserves the right to disqualify any entry obtained through false or misleading information.
 - By participating, entrants agree that Heritage Court and Bluestone Partners may use their **first name, city, and state** in promotional materials related to this event without additional compensation. Full names and contact information will remain confidential.
 - The Promotion is subject to all applicable federal, state, and local laws and regulations.
 - Management reserves the right to modify, suspend, or terminate this Promotion at any time without prior notice.
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Combination with Other Offers

This Promotion **may be combined with select lease incentives** for qualified applicants, including current **"2 Months Free"** and **Preferred Employer (PE)** programs, as determined by management.



Sponsorship and Administration

Promotions and incentives are **offered by Crest Ventures, LLC**, Owner of Heritage Court Luxury Townhomes, and **administered by Bluestone Partners, LLC**, Property Manager.

Bluestone Partners acts solely as administrator and is not the offeror of valuable consideration.

Disclaimer

Promotional gifts are limited while supplies last.

All decisions of management regarding eligibility, substitution, and interpretation of these rules are final and binding.

Participation constitutes acceptance of all terms stated herein.

Sponsored by Crest Ventures, LLC

Administered by Bluestone Partners, LLC

Heritage Court Luxury Townhomes, Sherman, Texas