

****WAYPOINT RESIDENTIAL 6-MONTH FREE RENT SWEEPSTAKES OFFICIAL RULES OFFICIAL RULES****

NO PURCHASE, LEASE, OR PAYMENT IS NECESSARY TO ENTER OR WIN. A PURCHASE, LEASE, OR PAYMENT OF ANY KIND WILL NOT INCREASE YOUR CHANCES OF WINNING.

THIS SWEEPSTAKES IS A GAME PROMOTION CONDUCTED PURSUANT TO FLORIDA STATUTES §849.094. VOID WHERE PROHIBITED.

The Waypoint 6-Month Free Rent Sweepstakes (“Sweepstakes”) is sponsored by Management Services, LLC (“Sponsor”). Participation in the Sweepstakes constitutes full and unconditional acceptance of these Official Rules.

1. Eligibility

The Sweepstakes is open only to legal residents of Florida only who are eighteen (18) years of age or older at the time of entry. Current residents of a Waypoint community and non-residents are equally eligible to enter. Employees, officers, directors, contractors, and agents of Sponsor, its parent companies, subsidiaries, affiliates, advertising or promotional agencies, and members of their immediate families (spouse, parent, child, sibling, or household member, whether related or not) are not eligible to participate. The Sweepstakes is void where prohibited by law.

2. Sweepstakes Period

The Sweepstakes begins on February 12, 2026, at 12:00:01 a.m. Eastern Time (“ET”) and ends on March 31, 2026, at 11:59:59 p.m. ET (the “Sweepstakes Period”). Sponsor’s computer system shall be the official timekeeping device for the Sweepstakes.

3. How to Enter

Entrants may enter the Sweepstakes using one (1) of the following free methods:

A. Online Entry

During the Sweepstakes Period, visit the Sweepstakes entry page at [\[https://www.waypointresidential.com/6monthsfree-officialrules/\]](https://www.waypointresidential.com/6monthsfree-officialrules/) and complete the official entry form by providing the following required information:

- Full name
- Email address
- Phone number
- State of residence
- Indication of whether you are currently a Waypoint resident

Upon successful submission of the entry form, the entrant will receive **one (1) entry** into the Sweepstakes.

Signing a lease, touring a property, or engaging with Sponsor in any commercial transaction does not

provide an entry, additional entry, or any advantage in the Sweepstakes.

B. Alternate Method of Entry (AMOE) Mail-In

To enter without using the online form, hand-print your full name, mailing address, telephone number, email address, and the words “Waypoint 6-Month Free Rent Sweepstakes” on a 3" x 5" card and mail it in a stamped envelope to:

Waypoint 6-Month Free Rent Sweepstakes (AMOE)

Waypoint Management Services, LLC
ATTN: 6 Months FREE Sweepstakes
150 East Palmetto Park Rd.
Suite 600
Boca Raton, FL 33432

Mail-in entries must be postmarked no later than March 24, 2026, and received no later than March 31, 2026.

Limit one (1) entry per person, regardless of method of entry.

Automated, bulk, or mechanically generated entries are prohibited and will be void.

4. Participating Properties

The Sweepstakes is associated with the following four (4) Waypoint communities in Florida:

1. The Bradley Daytona | <https://www.thebradleydaytona.com/>
2. The Bradley St. Augustine | <https://www.thebradleystaugustine.com/>
3. The Bradley Lake Wilson | <https://www.thebradleylakewilson.com/>
4. The Pointe at Davis Creek | <https://www.thepointeatdavis creek.com/>

Participation in or tenancy at any listed property **does not affect eligibility**. The Sweepstakes is open nationwide.

5. Prize & Approximate Retail Value (ARV)

A. Prize for Current Residents of a Participating Property

If the winner is a current resident of one of the Participating Properties, the winner will receive six (6) consecutive months of rent credit applied to the winner’s existing lease.

- Rent credits apply to base rent only.
- Charges such as utilities, pet rent, parking, storage, and other fees are excluded.
- Winner must remain in good standing under their lease throughout the application of rent credits.
- If the winner vacates the residence or is evicted before all rent credits have been applied, any remaining credits will be forfeited and no alternate compensation will be provided.
- Acceptance of the rent credit prize does not modify the winner’s lease obligations and does

not require the execution of a new lease.

ARV (Resident Prize): \$8,094

B. Prize for Non-Residents

If the winner is **not** a current resident of a Participating Property, the winner will receive a **cash prize** equal to the average cost of six (6) months of base rent across the four Participating Properties.

The cash prize:

- May be used for any purpose;
- Does not require the winner to sign a lease or become a Waypoint resident.

ARV (Non-Resident Prize): \$8,094

C. Taxes

The winner is responsible for all federal, state, and local taxes associated with acceptance and use of the prize. Sponsor will issue an IRS Form 1099 to the winner for the actual value of the prize.

6. Odds of Winning

The odds of winning the prize depend on the total number of eligible entries received during the Sweepstakes Period.

7. Winner Selection & Notification

A random drawing to select the potential winner will be conducted on or about **April 6, 2026**, from among all eligible entries received.

The potential winner will be notified using the email address provided at the time of entry and must respond to the notification within **seventy-two (72) hours**. The potential winner will be required to complete, sign, and return the following documents within the timeframe specified by Sponsor:

Winner will be required to complete and return:

- Declaration of Eligibility
- Liability/Publicity Release (where permitted by law)
- IRS Form W-9

Failure to respond within the required time, failure to provide all required documentation, failure to comply with these Official Rules, or determination that the potential winner is ineligible may result in disqualification, in which case an alternate winner may be selected in a subsequent random drawing, at Sponsor's discretion.

8. Florida Registration & Bonding

This Sweepstakes is registered with the Florida Department of Agriculture and Consumer Services

("FDACS") and is secured by a surety bond or trust account in compliance with Florida Statutes §849.094.

9. Winner List

The name and city of the winner will be filed with FDACS or published as required by Florida law. To obtain a copy of the winner list, send a self-addressed, stamped #10 envelope to:

Waypoint Residential 6-Month Free Rent Sweepstakes | Winner List Request
ATTN: 6 Months FREE Sweepstakes
150 East Palmetto Park Rd.
Suite 600
Boca Raton, FL 33432

Requests must be received by May 31, 2026.

10. General Conditions

No purchase, lease, or payment is necessary to enter or win. A purchase, lease, or payment will not improve an entrant's chances of winning.

Sponsor is not responsible for lost, late, incomplete, inaccurate, illegible, misdirected, damaged, or undelivered entries; for technical failures of any kind; or for any human or mechanical error that may occur in the administration of the Sweepstakes or the processing of entries.

Sponsor reserves the right, in its sole discretion, to modify, suspend, or terminate the Sweepstakes if fraud, technical failures, or any other factor impairs the integrity or proper functioning of the Sweepstakes. In the event of termination, Sponsor may, at its discretion, select a winner from among all eligible, non-suspect entries received up to the time of termination.

By participating, entrants agree to be bound by these Official Rules and by Sponsor's decisions, which are final and binding in all matters relating to the Sweepstakes.

Except where prohibited by law, the winner grants Sponsor and its designees the right to use the winner's name, likeness, city and state of residence, and any statements made by the winner regarding the Sweepstakes or the prize for advertising, promotional, and publicity purposes in any media now known or hereafter devised, without additional compensation or notice.

11. Limitation of Liability

By participating in the Sweepstakes, entrants agree that Sponsor, its parent companies, subsidiaries, affiliates, advertising and promotion agencies, and all of their respective officers, directors, employees, representatives, and agents (collectively, the "Released Parties") shall not be liable for any of the following:

- Technical errors of any kind, including but not limited to malfunctions, interruptions, or disconnections in phone lines, network hardware, or software

- Lost, late, misdirected, delayed, illegible, incomplete, corrupted, or undeliverable entries
- Unauthorized access to, or alteration of, entries or transmissions
- Any injury, loss, or damage of any kind arising out of or related to participation in the Sweepstakes or the acceptance, possession, use, or misuse of the prize

To the maximum extent permitted by law, in no event shall the Released Parties be liable for any punitive, incidental, consequential, or special damages, or for any damages other than actual out-of-pocket expenses not to exceed ten dollars (\$10.00). Some jurisdictions do not allow the limitation or exclusion of liability for incidental or consequential damages, so the above limitations may not apply in all cases.

12. Governing Law

All issues and questions concerning the construction, validity, interpretation, and enforceability of these Official Rules, or the rights and obligations of entrants and Sponsor in connection with the Sweepstakes, shall be governed by the laws of the State of Florida.

13. Sponsor

The Sponsor of the Sweepstakes is:

Waypoint Management Services, LLC
150 East Palmetto Park Rd.
Suite 600
Boca Raton, FL 33432
<https://www.waypointresidential.com>