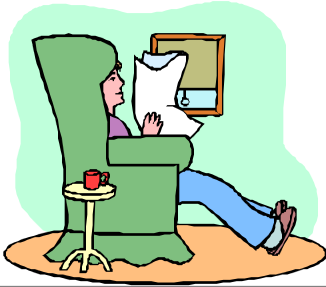


Are you looking for an apartment?

Useful information on renting for foreign citizen.



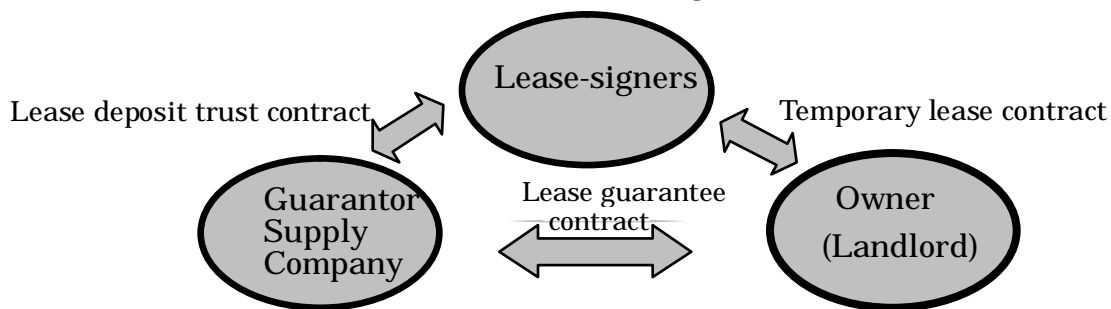
It can be very difficult to find a guarantor. The guarantor is generally a private individual. However, a private company will act as a guarantor. It provides you guarantor services for a fee.



### What is a Guarantor system ?

A comfortable house makes you feel secure. When you start living in Japan, the first thing you should do is finding a house.

However, there is a Guarantor system in Japan. A system which mainly executes payment by proxy temporarily so that a house rent may not be defaulted. It must be very difficult to find appropriate person. This system causes considerable difficulty to foreign citizen when they are looking for an apartment. A lot of them can not sign a lease for the apartment. In such cases, a real estate agent recommends that you consult with a company which provides guarantor services for a fee. Please see the following contract flowchart. For further information, ask real estate agent. An amount of contract depends on conditions of the Guarantor Supply Company. Required documents are、 Identification(Passport, health insurance card, etc. ) Both sides of Alien Registration card.



### Key points for renting an apartment

- ☞ Rent.....(1)A rent for a house or apartment. You are supposed to pay your rent in advance. (2)You may need to pay maintenance and management fees for common services, such as lighting in stairways and corridors, separate from the rent.
- ☞ Room.....As for the size of the apartment, the living room, the bathroom, the kitchen, the rest room and etc. are usually shown in JYOU (TATAMI) unit (1 JYOU is about 1.6 square meter).
- ☞ Facilities.....(1) Utilities like electricity, gas and water are available. However when you move in, you have to make contact with each utilities company. (2) In Japan, neither furniture nor the burner is included in facilities.

## INFORMATION

- ☐→ Transportation..... You should think well about distance from the nearest station to your apartment for commuting. The distance is shown like “ XX minutes from the nearest station ”( Example: “ 8 minutes from the FUJIMINO Station” )
- ☐→ A guarantor.....To avoid the trouble with the rent, landlord uses a guarantor system generally. If for any reason you are unable to find a guarantor, you can consult with a company which provides guarantor services for a fee as mentioned previous page.

### **How much money do you need when you first sign your contract?**

- ☐→ Rent..... Since you are supposed to pay your rent in advance, the 2 months' rent will be required in advance, when you sign your contract. You may pay rent by means of a bank transfer.
- ☐→ Deposit..... A security payment made to the landlord when a contract is signed, to protect against the possibility of future unpaid rent, and/or damages to the property. It is equivalent to 1 to 3 months' rent. This deposit is returned to the tenant when they move out, after deductions for any unpaid rent or repair costs.
- ☐→ Key money..... It is money paid to the landlord as a reward when you sign the contract. It is equivalent to 1 to 2 months' rent
- ☐→ Agent commission..... A commission you pay the real estate agent. Usually it is not more than the equivalent of 1 month's rent.

### **Other points to keep in mind**

- ☐→ Contract renewal..... The contract period is usually two years. If you wish to renew your contract, renewal fee may be required. It is usually equivalent to one month's rent.
- ☐→ Payment..... It is necessary to pay the rent as contracted. If you default on payments, guarantor will be inconvenienced.
- ☐→ Roommate..... When you sign a contract, you will inform the landlord about the names of your roommates. If you want to change your roommate, you need permission. If you fail to do so, you may be asked to leave.
- ☐→ No sublease..... Do not rent a rented room to others. You should use a rented room as stated in the contract.
- ☐→ Redecorate a room..... You are not at liberty to redecorate a room. You should consult with landlord. You are supposed to restore the room to its original condition when you move out.
- ☐→ Dissolve a contract..... You should give the landlord or the real estate agency previous notice to dissolve a contract. If you are late in giving notice, your deposit may not be refunded.

### **Information about Fujimi-shi International Exchange Forum which will be held on October 15, 2006.**

It is an event for talking a lot about various things between foreign citizen and people who live near Fujimi-shi. There are a lot of event such as a boast of foreign citizen's hometown, point of view of foreign citizen, exchange of opinions, tea party, game, etc. Why don't you join in this event with your family or friends, and have fun!