

Living in Kamakura

—A Multilingual Housing Guidebook—



Have you ever faced any difficulties when looking for a room to rent or when renting a room in Japan? This guidebook aims to assist people who are unfamiliar with the Japanese lifestyle. We hope you will find this guidebook practical and useful.

◆For individuals supporting foreign nationals◆

In addition to providing information to those who are looking for a room, this guidebook also contains useful information for those who support foreign nationals in the rental process. We urge such individuals to consult this guidebook before attempting to explain its contents to people who are looking for a room, as both parties attempt to find a room through joint effort.

Kamakura City Residential Support Council



“I am unable to express what I want to say.” ...

◆ Consultation counter if you need the services of an interpreter

If you want to approach real estate agents and/or related organizations

○ Kanagawa Housing Support Center for Foreign Residents



- TEL: 045 - 228 - 1752
- Open hours: 10:00-17:00 (Monday to Friday)
- Available languages: Japanese • Chinese • English • Korean • Spanish
Portuguese • Tagalog • Vietnamese • Thai • Nepali

*Available languages vary based on the days and hours.
Please feel free to contact us.

If you need the services of an interpreter at Kamakura City Office



○ Kamakura City Office Cultural Affairs & Human Rights Division (Bunka Jinken Ka)

- TEL: 0467 – 61 – 3872
- Open hours: 9:00 – 17:00
- Available languages: Please feel free to contact us.

Reservation required. Please submit the written request no later than three days
prior to your preferred date.

*Please kindly note that we might not be able to meet your request.

Do you wish to rent a room in Japan? (Is this a norm in Japanese culture?)

- ◆ Most apartments cannot be directly rented from the property owner (Lessor). The real estate agent usually advertises for tenants and negotiates the contract on behalf of the property owner (Lessor).



- ◆ If you wish to rent a room in Japan, you will need to provide a “Joint Guarantor” and/or “Emergency Contact Information”.

◎ Who can be a Joint Guarantor?

The Joint Guarantor refers to a person who will be responsible for paying the rent should the lessee fail to pay. As such, the Joint Guarantor assumes the same position as the lessee, and has the responsibility to pay when the lessee is unable to.

◎ Lease guarantor companies

Presently, the role of the guarantor is often fulfilled by “lease guarantor companies”.
(For reference, these lease guarantor companies offer guarantee services to foreign nationals as well. *These are just a few examples of such companies.)

○ Lease guarantor companies that exclusively provide this service to non-Japanese individuals

Name of Company	TEL
Global Trust Networks	03-6804-6801
Japan Housing Trust	03-6915-0888

○ Lease guarantor companies that are available for Japanese and non-Japanese individuals

Name of Company	TEL
Foundation for Senior Citizens' Housing	03-6880-2781
4c's Co., Ltd.	03-3434-3725
Nihon Safety Co., Ltd.	03-5446-5700
Casa	03-5339-1143

◎ Emergency Contact Information

Emergency contact information refers to the telephone number and e-mail address of a person who can be contacted by the property owner and real estate agent if they are unable to get in touch with the lessee. The emergency contact person is not required to pay the rent on behalf of the lessee.

*If you do not have “Joint Guarantor” and/or “Emergency Contact Information”, you are required to contact the Kamakura City Residential Support Council.

Kamakura City Residential Support Council Administration Office
 (Kanagawa Housing & Community Development Association) TEL 045-664-6896
 Kamakura City Office Housing Division TEL 0467-61-3679



◆ It costs to rent a room!

Renting a room entails the following expenses as well. Arrangements to cover these expenses must be made in advance.

Item	Descriptions	Estimated Amount
Deposit	This refers to the amount provided to the property owner in order to cover any damages to the room (i.e., if the room is dirtied, destroyed, and so on) due to the lessee's negligence, or in the event of a default on rental payments. If the lessee pays the monthly rent on time and inhabits the lease unit according to the lease rules, the amount will be refunded once the lessee vacates the property. This is a norm in Japanese culture.	One to two months of rent
Key Money	In the Japanese culture, key money is paid to the property owner before moving in as a "thank you" for being allowed to rent a room.	Zero to two months of rent
Commission	Commission is paid to the real estate agent.	One month's rent and consumption tax
Advance Rent Payments	This rent is paid in advance. The pro-rated rent of the month in which the lessee moves in, as well as the rent for the next month, must be paid upon signing the Contract.	Pro-rated rent of move-in month and rent for next month
Damage Insurance Premium	The insurance is meant to compensate the lessor and other tenants who may incur damage caused by factors including fire and water leakage for reasons attributable to the lessee during his/her occupancy of the rental property.	15,000 yen to 20,000 yen
Guarantor Fee	This refers to the payment made to the guarantee company that serves as a guarantor for the lessee instead of an individual guarantor. 【Attention】 If the lessee fails to pay the rent, he/she must pay this expense to the guarantee company.	Half a month to one month's rent (amount varies depending on the content of guarantee)
Key Exchange Fee	This is a fee charged to procure a new key.	10,000 yen to 20,000 yen
Security Deposit for the Propane Gas Company	If the rental property uses propane gas, a security deposit has to be paid to the gas company. Much like a "deposit", it will likely be returned upon termination of the Contract.	Approximately 10,000yen (amount varies depending on the gas company)
Total		Three to six months of rent

◆ The rent paid in the current month is the rent for the next month (i.e., the rent that you pay this month shall cover your stay in the rental property for the following month.)



◆ There are costs that will be incurred even after renting a room.

At the time of contract renewal (generally every two years), the following fees will be incurred. You are requested to save money, so as to be able to pay this amount after two years of renting.

Item	Descriptions	Estimated Amount
Renewal Charge	This is paid to the property owner at the time of contract renewal.	One month's rent
Renewal Charge of Damage Insurance Premium	The damage insurance premium and guarantor fee that were contacted at the time of moving in will expire after two years. The tenant will have to renew the contract for the subsequent two years.	15,000 yen to 20,000 yen
Renewal Charge of Guarantor Fee		Half a month to one month's rent (amount varies depending on the content of guarantee)



◆ If you are still uncertain, please refer to the following material.

【Moving In/Out Manual】

issued by Kanagawa Housing Support Center for Foreign Residents

TEL: 045-228-1752



Let's get started and look for a room!

- ◆ As a general rule, the lessee and the person actually living in the rental property must be the same person.

A person other than the lessee cannot live in the rental property without permission. Therefore, if the lessee wishes to accommodate any other person/s in the rental property, he/she must first consult with the property owner (real estate agent) to obtain permission.

- ◆ There are various types of rental housing.

◎Municipal Public Housing and Prefectural Public Housing
(Kamakura City Office Housing Division TEL:0467-61-3679)

◎Public Rental Housing (UR, Kanagawa Prefectural Housing Supply Corporation)

◎Private rental housing (rental housing handled by private real estate agents in town)

The differences and features of each type of rental housing are explained in the following material.

【Guide to Types of Rental Housing】

issued by Kanagawa Housing Support Center for Foreign Residents
TEL: 045-228-1752



- ◆ Decide your requirements for living in Japan.

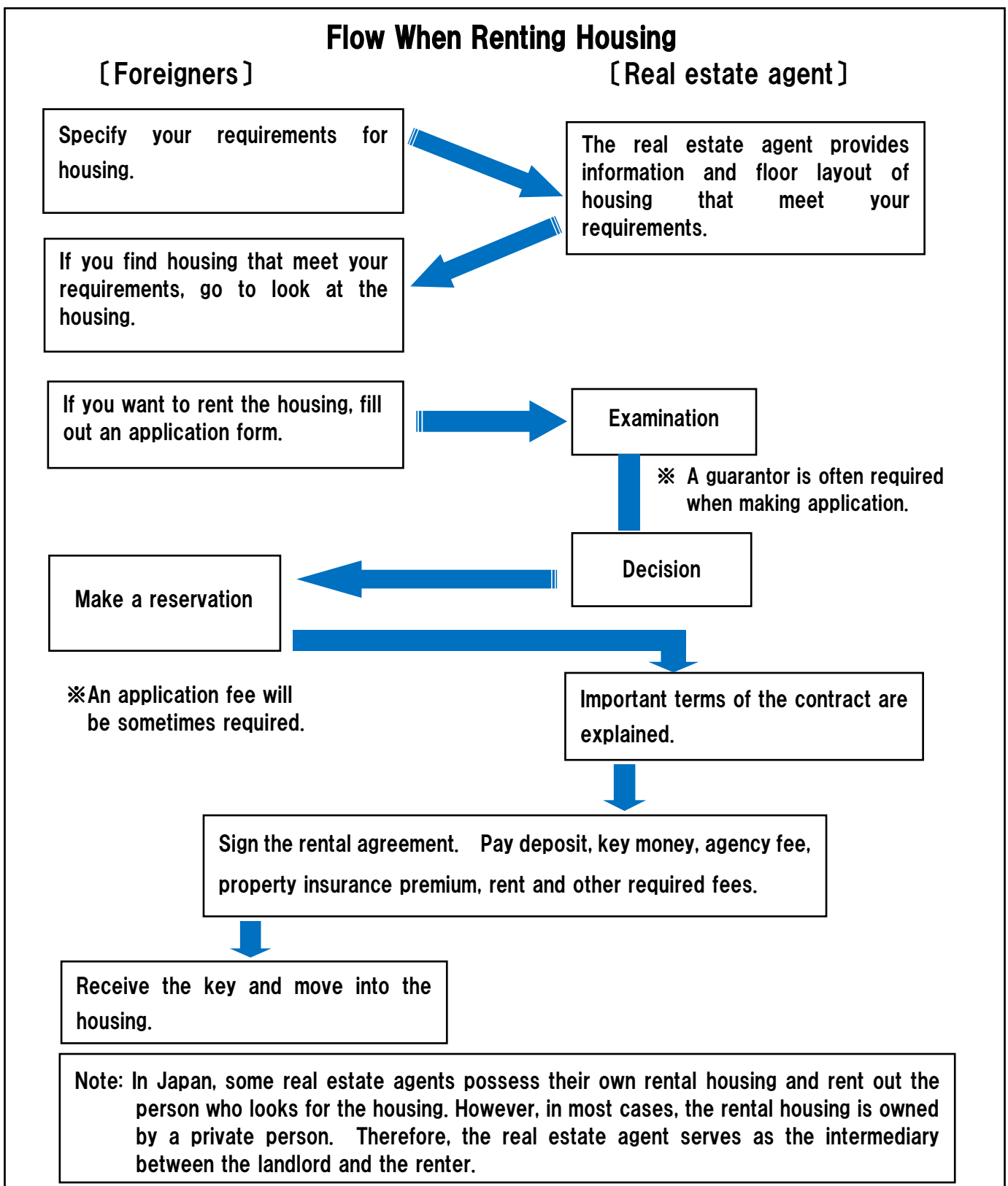
Item	Entry Column	Example	Priority
By when?		by ●●month	
Preferred area		around **station	
Rent		up to *0,000 yen (about one-third of monthly salary)	
Rooms required		two rooms	
Income	category (pension, salary, public assistance, etc.)_____		
	approximate amount_____yen/month		
Guarantor		co-worker	
Emergency Contact Information		co-worker	

The above information will help the real estate agency communicate with you.

You must also be aware of the evacuation methods in case of a natural disaster. We recommend that the lessee obtain a hazard map of the area he/she wishes to live in.

◆“Application” and “Making a contract” are different.

The procedure of application, making a contract and moving-in is listed below. (Excerpt from “Moving In/Out Manual” issued by Kanagawa Housing Support Center for Foreign Residents)



◆ If you are still uncertain, please refer to the following material !

【Rental Application Form (8 languages intensive version)】
 issued by Kanagawa Housing Support Center for Foreign Residents
 TEL 045-228-1752



When you want to approach real estate agents

◆ Real estate agents provide further support.

Real estate agents also provide guidebooks to foreign nationals on moving in. There is a lot of information you must be familiar with. Please use this as a reference.

【Guidebook for Tenants】

issued by National Federation of Real Estate Transaction Associations

Available languages: English • Chinese • Korean • Vietnamese

Contact: Kanagawa Federation of Real Estate Transaction Association
Kamakura Branch TEL 0467-23-2085



【Apartment Search Guidebook】

issued by All Japan Real Estate Association

Available languages: English • Chinese • Korean

Contact: Kanagawa Prefecture Headquarter • Shonan Branch
TEL 0466-28-1445



【Apartment Search Guidebook】

issued by Japan Property Management Association

Available languages: 12 languages

Contact: Japan Property Management Association
Kanagawa Prefecture Branch
TEL 045-651-2662



◆ When you are concerned about going to a real estate agency alone

Make good use of interpreter services. The contact information is available on 2page.

◆ There are certain matters you should confirm with the real estate agent before entering into a contract.



Take a note!

Regarding difficulties after moving in

◆ Checklist after moving in:

Things to do	Check	Consultation Counter
Have you contacted the gas company?		Real estate agent
Have you transferred your resident's card?		Kamakura City Office Citizens Section
Have you completed the procedures for changing schools?		Kamakura City Office Educational Section
Have you confirmed the garbage collection days?		Kamakura City Office Waste Reduction Measures Section

*Connect with the residents' association/neighborhood association. (Membership fees are applicable)

◆ If you are still uncertain, please refer to the following material !

【Living Guide for Foreigners】 【Deposit and Restoration】
issued by Kanagawa Housing Support Center for Foreign Residents
TEL 045-228-1752



◆ Do you have any difficulties living in Japan?

Difficulties	Contact Details
Unable to pay the rent	<ul style="list-style-type: none"> • Kamakura City Council of Social Welfare (Community Safety Service Division) 0467-23-1075 • Inclusion-net Kanagawa 0467-46-2119 • Kamakura City Office Livelihood Welfare Division 0467-61-3972 • Kanagawa Housing Support Center for Foreign Residents 045-228-1752
Not familiar with using the appliances in the room	Real estate agent ()
Not familiar with garbage disposal process	Kamakura City Office Waste Deduction Measures Section 0467-61-3396
Unable to communicate in your language	Kanagawa Housing Support Center for Foreign Residents 045-228-1752
Need the services of an interpreter at Kamakura City Office	Kamakura City Office Cultural Affairs & Human Rights Division (Bunka Jinken Ka) 0467-61-3872
Unaware of who to contact for further assistance	Kamakura City Office Consultation Counter of Living and Welfare (City Office 1F No. 3 Counter) 0467-61-3864

When Moving out the room

The following is the procedure of moving out. (Excerpt from “Moving In/Out Manual” issued by Kanagawa Housing Support Center for Foreign Residents)

Rules for Moving

When you move out the housing, you need to notify your local government office, the electric power company, gas company, etc.

[Before moving]

1 Confirm the period specified in your rental housing agreement (usually 1 to 2 months in advance) that you will be terminating the agreement, and notify the landlord or the real estate agent.

2 Notify your local government office, electric power company, gas company, section in charge of waterworks, etc. of your moving and completing the turn-off procedures.

Confirm electric power company, gas company, and section in charge of waterworks at your local government office to have the services turned off and settlement of utility charge.



Call the telephone company and post office for notification of change of your address.

Inquire about disposal of large garbage items (especially large-sized furniture, large quantities of garbage) disposed at the time of moving.

Water	Nearby office of Waterworks Bureau or local government office.
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Electricity	Nearby branch or business office of Tokyo Electric Power Company
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Gas	<ul style="list-style-type: none"> ■ For city gas, nearby business office of Tokyo Gas Company ■ For Propane gas, Propane gas store
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Telephone	Telephone company, such as NTT
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Mail	Nearby post office
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Garbage	local government office
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[When moving]

1 Remove all of your belongings from the housing and clean it well.



Carry out all of your belongings from the housing, and clean the rooms well. Do not leave any large-sized garbage behind.

2 •Check the condition of the rooms
•Return the key
•Settle the deposit



These matters are conducted in the presence of the landlord or the real estate agent in accordance with the rental housing agreement that specifies original condition restoration.

◆ After moving out, complete procedure for filing change of address at the resident registration for foreign nationals counter at new local government office within 14 days.

【Regarding NPO Kanagawa Housing Support Center for Foreign Residents】

You can consult with us in your preferred language regarding housing and life in Japan. We provide you with multilingual support to find and communicate with real estate agencies, advise you on the rules for living in Japan, and assist you in dealing with any issues that may arise. Please visit our website or feel free to contact us by phone or email.



Tagalog

Tiếng Việt

ภาษาไทย

やさしい
にほんご

中文

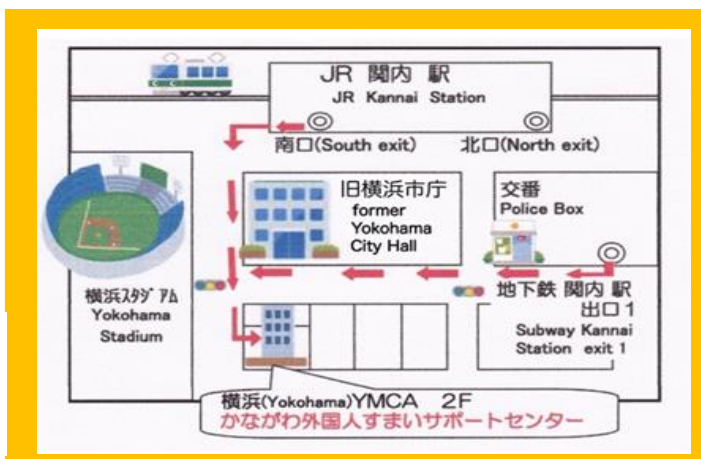
español

português

English

코리아 어 ?

नेपाली



NPO Kanagawa Housing Support Center for Foreign Residents

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