



### 4 Private rental housing

When renting private rental housing, you need to contact a real-estate agent. It is a good idea to sort out your preference in advance. In many cases, you will need to have money equivalent to five to six months rent ready when signing a lease contract.

#### 4-1 How to find/rent a house (a room)

##### (1) How to find

Go to a real-estate agency (fudosan-ya, an agency that introduces houses and apartments for rent) in the area you want to move in. Tell them your preferences, including size, limits on rent and distance from the nearest station, and they will present available properties that meet the requirements.

You can begin just by taking a look at property ads posted at the front of the agent, or looking magazines and the internet to search for average rent and properties currently offered in the area you want. If you are an exchange student, you may also consult the student affairs office at the university.

##### (2) How to rent

When renting a house or apartment, you sign a lease contract called chintai keiyaku. Contract period is usually two years.

When signing the contract, you need to have the following documents and payments ready.

| Documents required  | Payments to be made   |
|---|---|
| 1 Resident Record (juminhyo), etc. of all those moving in             | 1 Rent of the current and following months  |
| 2 Proof of earnings, etc.   | 2 Deposits (see " <a href="#">7. Terminology</a> ")   |
| 3 Cosigner (see " <a href="#">7. Terminology</a> ") or written pledge | 3 Key money (see " <a href="#">7. Terminology</a> ")  |
| 4 Seal registration certificate, etc.                                 | 4 Agent fees (see " <a href="#">7. Terminology</a> "), etc.<br>In total, you need money worth 5-6 months rent in applying for rent. |