



## 7 Terminology for Housing

### **Real-estate agent (*fudosan-ya*)**

Outlet that act as intermediary for buying or selling real estates and for leasing or renting private rental housings.

### **Housing rent (*yachin*)**

One month fee for the house or room being rent. Every month, the tenant prepay the rent for the next month. So when moving in, the tenant first pay two months' rent: one for that month and another for the following month. Rents are usually debited from the bank account. In some cases, the tenant will be asked to pay by transferring money to the specified bank account.

### **Management fees/common area fees (*kanri-hi, kyoeki-hi*)**

Fees associated with the common spaces (staircases, halls, etc.) and facilities, including maintenance, electricity, and cleaning. They are paid separately from the rent.

### **Deposits (*shikikin*)**

Money that the tenant gives as a deposit to the landlord (*yanushi*, literally a person who owns the house) when signing the lease contract. Usually the tenant deposits one to three months' rent. If the tenant has not paid some of the rents, or has damaged or contaminated the room, the deposits will be used to settle standing payments and to pay for necessary repairs. When moving out, what has left of the deposits after subtracting these fees will be returned.

### **Key money (*reikin*)**

Money the tenant pays to the landlord as a payback when signing the contract. Usually one or two months' rent is paid, which will not be returned.

### **Agent fees (*chukai tesu-ryo*)**

Fees the tenant pays to the real-estate agent for introducing the room. Usually one month's rent is paid.

### **Non-life insurance premiums (*songai hoken-ryo*)**

When signing the lease contract, the tenant pays insurance premiums if furniture and other assets need to be insured. Depending on the kind of insurance, damage from fire and water leakage will also be covered.



### **Contract renewal fees (*keiyaku koshin-ryo*)**

Contract period for rental housing is usually two years. When renewing the contract after two years, the landlord may charge renewal fees equivalent to about one month rent.

### **Joint guarantor or cosigner (*rentai hoshonin*)**

A person who takes liability in case the tenant become unable to pay the rent and other fees. In many cases, a tenant need to have a cosigner when applying for rent. If you cannot find a cosigner, you may use a guarantor company instead.

### **Town associations/neighborhood associations (*chonai-kai, jichi-kai*)**

Community associations organized by the residents. Their function includes passing a bulletin (*kairanban*) of notices from the municipal administrative office, etc., and holding disaster drills. They also host neighborhood social events such as festivals. Some of them require membership fees (around 300 yen per month).

### **Housemates (*dokyo-sha*)**

To live with a housemate in the rental housing, the tenant needs to notify the landlord when signing the contract. Without notice, in some cases they may risk eviction.