

Key points to remember when moving in to rental housing

to avoid trouble

Okay,
so I have to pay
cleaning fees
when I move out.

When moving in



When moving out

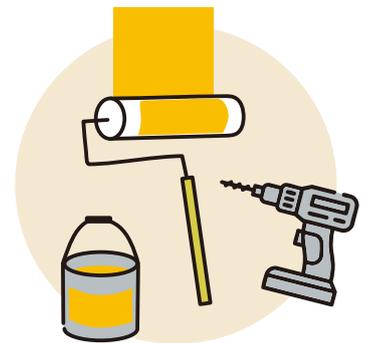
What do you mean
I have to pay
to redo
all the walls?!
I didn't hear about
this...



I've never heard of
"Shikikin" or "Reikin"
before...



I wonder if it's okay
to freely renovate
my apartment...



To avoid rental housing-related trouble,
pay attention to the points on the back when moving in—
not just when you move out!

Edited/issued by



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国民生活センター

NATIONAL CONSUMER AFFAIRS CENTER OF JAPAN



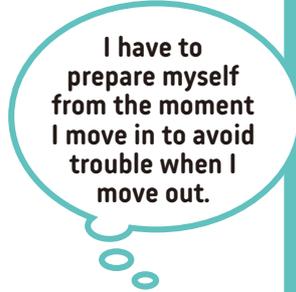
Pay attention to the following when moving in!

✓ **Learn about Japanese commercial practices and rules for renting housing.**

When you start renting a property, you often have to pay several months' worth of rent up front to cover not only your rent but also the "Shikikin," "Reikin," real estate brokerage fees, and other fees. Tenants normally have to handle contracts for electricity, gas, and water themselves.

✓ **Go over contracts thoroughly.**

Listen carefully when the property owner, such as the landlord or real estate agency, explains the contract terms. Have any questions clarified directly and be sure to have a good understanding of the contract terms before signing. In particular, look into prohibitions (on unauthorized renovations, for example), particulars about returning the property to its original state, and fees you will be responsible for when moving out. Real estate agencies are legally obligated to provide clarification, such as explanations of important contract terms from a certified real estate notary when they ask you to sign a contract.



✓ **Thoroughly inspect and document the condition of the property when you move in.**

To the best of your ability, thoroughly inspect the condition of the property (for damage, stains, and other problems) with the property owner when you move in and document your findings using photos or in writing.



Real estate terms to remember

Shikikin

The Japanese term for a deposit. It is paid to the property owner when contracting to cover possible overdue rent and necessary maintenance when you move out. It is typically about one to two months' worth of rent. When you move out, any dues are settled, and the remaining amount is returned to you.

Reikin

Also called "key money." It is a commercial practice in Japan to pay this to the property owner when contracting as a form of gratitude. It is typically one to two months' worth of rent. While Reikin is not returned, some properties do not require it to move in.

Koshinryo

The Japanese term for renewal fees. It is a commercial practice in Japan to pay this to the property owner when renewing a contract. Contracts usually last for two years.



For information on looking for rental housing and completing lease procedures in Japan, refer to the guidebook below!



Website of the Ministry of Land, Infrastructure, Transport and Tourism (MLIT)

Support for Foreign Nationals in Looking for Rental Housing

Apartment Search Guidebook

https://www.mlit.go.jp/jutakukentiku/house/jutakukentiku_house_tk3_000017.html