

Online Seminar for International Students on Renting Apartments (English) FAQ

Q. It is possible to lease an apartment for just one or two months?

A. Most apartment leases are for two years. Short-term leases are very rare, and it is very likely that you will have to pay additional fees to end the contract early.

The selection of apartments and neighborhoods will also be limited. It would probably be more economical to look for a monthly hotel.

Q. Since the Housing Rent Joint Surety application takes about a month, when should I apply? Should I apply before looking for an apartment?

A. If you want to use the Housing Rent Joint Surety Program, apply after you find an apartment. Prepare the required documents before applying.

Q. How do I sign up for water and gas?

A. After finalizing your lease, the Co-op will explain it to you. If you lease an apartment through the Co-op instead of performing all the procedures yourself, the Co-op will sign you up for water and gas.

Q. If I want to lease an apartment through the Co-op, can I do so while still living overseas? (I do not have a Residence Card yet.)

A. You need a Residence Card to lease an apartment, so you cannot apply while still living overseas. However, you can begin gathering information on apartments.

Q. Can I lease an apartment for just 9 months? (For example, move during January.)

A. It will be necessary to ask the real estate agency in that case. As already explained, most leases are for 2 years.

Moving during January itself is not a problem.

Q. Once the lease is finalized, can I pay the real estate agency an additional fee and move in a month early?

A. Usually there is no additional fee. However, the landlord/real estate agency probably won't let you move in much before the lease starts.

Q. Can the Co-op find me an apartment where I can keep pets?

A. Yes, the Co-op can find pet-friendly apartments. However, the selection of apartments and neighborhoods will be limited, and the rent will probably be more

expensive.

Also, if you own a pet, you cannot use the university's Housing Rent Joint Surety Program.

Q. Will the landlord/real estate agent come to perform periodic room checks?

A. In general, they will come only if there is an emergency, such as a disaster, or you request it.

There may be fire safety inspections (about once per year).

Q. If I cannot find an apartment I like through the Co-op, will I have to pay any extra fees?

A. If you do not sign a lease, you will not be charged any fees.

However, the Co-op has access to a large number of apartments, so you will probably find something you like.

Q. Can I let family members etc. stay in my apartment for a few days?

A. In general, it is possible for family members, relatives, etc. to stay with you, but not long term. Please check with the property's management company (landlord) in advance.

Q. If I have trouble with the gas, water, etc. do I have to pay for repairs? Or will the owner pay?

A. Usually, the landlord/management company will pay for problems related to natural disasters or normal wear and tear.

You will have to pay if the trouble is due to neglect or carelessness.

Q. If I have any problems after moving in, whom should I contact? The real estate agency or the landlord?

A. If you need a room check right after you move in, contact the real estate agency. For other issues, contact the landlord (or the property's management company, if applicable).