



「初めてのアパート契約」

説明会

Renting Apartments

for Beginners

2022.12.8 (Thu)

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1. 仙台の留学生のアパート事情

Apartments for international students in Sendai

東北大学の留学生で民間のアパートを借りている留学生の最多価格家賃は、4.5万円である。

The majority of Tohoku University international students who rent private apartments pay **JPY 45,000 per month** in rent (single occupant)

☆キャンパス別周辺平均家賃☆

List of average rent prices near campuses

- ・ 片平キャンパス 5万円 (米ヶ袋、霊屋下、五橋)
Katahira Campus:JPY 50,000
(Komegafukuro, Otamayashita, Itsutsubashi)
- ・ 川内キャンパス 4.8万円 (川内、八幡)
Kawauchi Campus:JPY 48,000
(Kawauchi, Hachiman)
- ・ 青葉山キャンパス 3.8万円 (八木山、向山)
Aobayama Campus:JPY 38,000 (Yagiyama, Mukaiyama)
- ・ 星陵キャンパス 4.7万円 (柏木、上杉)
Seiryō Campus:JPY 47,000(Kashiwagi, Kamisugi)

2. 部屋探しの前に... Before looking for an apartment ...

☆希望条件を整理し、チェックリストを作成する
家賃、部屋タイプ（間取り）を考える

Think about your requirements for the apartment and
make a checklist.



Consider rent and room type.(layout)

☆優先順位を考える。

一番優先するのは「家賃」か「キャンパス付近」か

Think about your priorities.

What is your top priority?

Is it more important for you to have low rent, or be near campus?

部屋探しはいつ始めるべき
When to start looking for an apartment



引越したい**1ヶ月～1.5ヶ月前までに**
探し始めるのが最適。



It is advisable to start at least **1 or 1.5 month**
before you move out of your current house.



部屋タイプ(間取り)の違い Different room types in Japan



- ・ 1R (ワンルーム) :部屋とキッチンの仕切り(ドア)がない

1R(single bedroom): There is no dividing wall (door) between the kitchen and bedroom.



- ・ 1K (ワンケー) :部屋とキッチンの仕切り(ドア)がある

1K(bedroom+kitchen) :There is a dividing wall(door) between the kitchen and bedroom.



- ・ 1DK (ワンディーケー)

部屋とダイニングキッチンが仕切られている

1DK (bedroom + dining/kitchen)

The room is divided into a bedroom and a dining room/kitchen area.

- ・ 1LDK (ワンエルディーケー)

部屋とリビングダイニングキッチンが仕切られている

1LDK (bedroom + living room/dining room/kitchen)

The room is divided into a bedroom and a living room/dining room/kitchen area.

1DK



1LDK



※仙台のアパートに家具はついていません。

In general, no furniture is provided in apartments in Sendai.



覚えておくべき重要な用語

Important Words

- 敷金(Shikikin) Deposit
- 礼金(Reikin) Key money
- 仲介手数料(Chukai Tesuryo) Agency fee
- 共益費(Kyoeki hi) Management fee(Maintenance fee)
- 町内会費(Chonai kaihi) Neighborhood association fee

3. 不動産会社を訪問する

Take your list of requirements to real estate agency

留学生にアパートを紹介したことがある不動産会社へ行くのが最良。仙台の不動産会社は、英語を話せるスタッフが少ないため、**日本語の話せる研究室の仲間、友人、チューター等と一緒に訪問する。**

It is advisable to use a real estate agency that has experience in finding apartments for international students.

Not many agencies in Sendai have staff who can speak English, so **you should ask someone who can speak Japanese to go with you, such as a colleague from your department, a friend, or a tutor.**

※部屋の見学は必ず行うこと！！

**Be sure to visit the apartment
before making any decisions.**





見学時にチェックすること

What to check when visiting the apartment

- ✓ 周辺環境（交通機関、スーパー、コンビニ、病院等）
- ✓ 部屋の状態（キズや汚れ）
- ✓ 日あたり、間取り、収納スペース、エアコン有無、インターネット環境等
- ✗ 室内見学不可の場合でも、周辺状況はきちんと確認する。
- ✓ Neighborhood
(access to public transportation, supermarkets, convenience stores, hospitals etc.)
- ✓ Condition of room(Scratches, stains)
- ✓ Sunlight, room layout, storage space, air conditioning, Internet access, etc.
- ✗ Even if you are not able to go into the room, you should check the surrounding neighborhood carefully.

4. 部屋を見つけたら... If you find a room you like...

契約の準備 Prepare the lease

- 入居申込書の提出
- 必要提出書類の準備
(住民票・在留カード・パスポート・学生証等)
- 費用の確認 (敷金・礼金・仲介手数料等)
- Submit the rental application
- Prepare the necessary documents
(certificate of residence, residence card, passport, student ID card etc.)
- Check the cost (Deposit, key money, an agency fee etc.)



契約の確認・締結
Read and Sign the lease



- 特約の内容について必ず確認する
(短期解約違約金、ハウスクリーニング代費用等)
- 敷金 0 円物件は、**退去時に清掃代**が発生する
- Be sure to check the details of the lease.
(Penalties for early cancellation, housecleaning fees, etc.)
- Apartments that do not charge a deposit usually **charge a cleaning fee when you leave.**

※日本語を話せる友人に協力してもらいましょう
Make sure to take someone who can speak Japanese
when you sign the lease.

5. 留学生住宅保証制度の申請

Apply for the Housing Joint guarantor system

仙台でアパートを借りる際には、「**連帯保証人**」が必要である。

東北大学の留学生は「**東北大学留学生後援会**」に連帯保証人を依頼することが出来る。

In Sendai, you will need “**a joint guarantor(rentai hoshōnin)**” when renting an apartment.

International students can apply for “**the Tohoku University International Students Support Association**” to act as the joint guarantor.

☆申請条件☆

Eligibility Requirements

- ① 東北大学に学生として在籍中、または入学確実な者
Enrollment, or expected enrollment, at Tohoku University as a student.
*Researchers/post docs are not eligible for this system.
- ② 「留学」の在留資格を有すること
Must have the residence status of “Student”.
- ③ 「留学生住宅総合補償（保険）」に加入すること
Enrollment in the designated insurance (Comprehensive Renters’ insurance for Foreign Students Studying in Japan).
- ④ 同居できるのは、配偶者、子及び①～③の条件を全て満たす本学留学生に限る
Only your spouse or child or other international students of Tohoku University who fulfill all requirements ① - ③ above are eligible to share the accommodation with you.

保証制度申請方法

How to apply for the guarantor system

1. 部局担当窓口書類を取りに行く
Pick up the documents at your Department Office.
2. 書類を揃える ※指導監督者からの内諾が必要
Prepare the necessary documents.
*** It is necessary to obtain the consent of your academic advisor in advance.**
3. 書類を部局へ提出する（国際サポートセンターからの連絡を待つ）
Submit the documents to your Department Office.
(Wait for the International Support Center to contact to you.)
4. 面接を受ける(スカイプ面接)
Undergo an interview.(on Skype)
5. 申請が承認される
Obtain approval for your application.

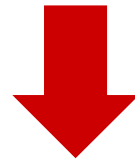


※手続き完了には1か月ほどかかります。

It takes about 1 month to complete all procedures.



**留学生住宅保証制度利用の際は
If you are going to sign a housing lease
using the TU joint guarantor system...**










**大学での申請承認後、入居開始すること！
Get your application approved by the
university before moving in!**



部屋を借りる人のためのガイドブック Guidebook for Tenants



-  部屋を借りる人のためのガイドブック【日本語】
-  Guidebook for Tenants【英語】
-  租房人士指南【中国語】
-  세입자를 위한 가이드 북【ハングル】
-  Sách hướng dẫn dành cho người thuê nhà【ベトナム語】
-  Guía para las personas que alquilan una habitación【スペイン語】
-  Guia para as pessoas que querem alugar um imóvel【ポルトガル語】
-  कोठा भाडामा लिने व्यक्तिको लागि मार्गदर्शन पुस्तिका【नेपाल語】

全国宅地建物取引業協会連合会(NEFRETA)
<https://www.zentaku.or.jp/about/guidebook/>

お部屋探し店舗(東北大学生協)の
利用のしかた
**Using the real estate agency
(Tohoku Univ. co-op)**

東北大学生協不動産事業部

Tohoku Univ. co-op Real Estate Division

(1) 東北大学生協は、東北大学生のキャンパスライフを応援しております。

The Tohoku University Co-op supports students' campus life.

東北大生協は非営利団体の組織で一般の営利目的の不動産と異なり、東北大生のキャンパスライフに沿った、東北大生向け物件を専門に取り扱いをしており、留学生からのご利用は年間約80人と実績があります！

The Tohoku University Co-op assists students with campus life.

It is a non-profit organization. Unlike general commercial real estate agencies, it focuses on students and campus life.

It specializes in finding housing for Tohoku University students, including about 80 international students a year!

(2-1)大学生協ではこんなことが便利 Benefits of using the Univ. co-op

- 東北大学の留学生向けの物件の中から比較して選べます。
- 生協で扱う物件は単にお部屋の紹介だけではなく、賃貸不動産経営管理士（国家資格）を持った職員が物件の管理についての目利きもしながら、安心・安全で良質な物件のご紹介をしております。

（賃貸不動産経営管理士とは、賃貸住宅の管理に関する知識を持った専門家です）

- You can compare rooms for international students in various areas efficiently.
- The services offered by the co-op are not limited to just introducing rooms. It employs certified property managers who can help you find safe, secure, and high quality housing.

(A certified property manager is an expert in rental housing management and they are nationally licensed.)

(2-2)大学生協ではこんなことが便利 Benefits of using the Univ. co-op

- ネット「SUUMO(スーモ)」などご自分で選んできた物件が生協でお取り扱いできるかどうか、お調べもできます。

(お調べには時間がかかる場合がございます。あらかじめメール等でお問い合わせください。また、件数が多い場合は対応できない場合がございますので、あらかじめ物件を選んでからお問い合わせください)

- 引っ越し業者の斡旋もおこなっております。
- **You can also check whether the housing you have selected with an online service, such as "SUUMO", can be handled through the co-op.**

(It may take some time to check, so please contact us by e-mail etc. in advance. If you send many inquiries, we may not be able to respond to all of them. Please narrow down the places you are interested in before contacting us.)

- **We can also refer moving companies to you.**

(2-3)大学生協ではこんなことが便利 Benefits of using the Univ. co-op



- 東北大学生協の組合員は、仲介手数料が借主全額負担の**2割引!**
- お忙しい場合、キャンパス内・寮など、ご指定の場所で待ち合わせ後、物件の下見ができます。
(ただし、あらかじめ下見したい物件が決まっている場合に限りです)
- If you are a co-op member, the intermediary fee will be **discounted by 20%** (in cases where the renter usually pays 100% of the intermediary fee).
- If you are busy on the day that you would like to visit the property, you can arrange to meet our staff at a designated place, such as your campus or dormitory, before visiting the property.
(You must decide in advance which property you will visit.)

(2-4)大学生協ではこんなことが便利 Benefits of using the Univ. co-op

■電気・ガスの説明も受けられます。

■一人でガスと水道の手続が不安な方は、ご要望の際、申し込みのお手伝いを致します。

(住まい紹介センターのカウンターへご来店の上対応致します)

■We can also provide information about electricity and gas.

■If you have questions about gas and water application, we will assist you upon request.

(Please inquire at the Housing Introduction Center in the co-op for more details.)

(2-5)大学生協ではこんなことが便利 Benefits of using the Univ. co-op

■外国人向けモバイル・インターネットサービスを扱っています

■We also handle mobile Internet services for international students.

(<https://www.tohoku.u-coop.or.jp/service/mobile/>)



(2-6)大学生協ではこんなことが便利 Benefits of using the Univ. co-op

【東北大生協組合員限定】中古家具家電企画

- 学生寮から住み替えで、家具家電を安く購入したい方
⇒大学生協でお部屋の契約時、チラシをお渡しできます！

(※ご利用時には日本語のわかる方と同席の上、ご利用ください。)

[Tohoku University Co-op members only]

Buy/sell used furniture and home appliances

- Co-op members who are going to move from dormitories to apartments can buy furniture and home appliances at a discount.
⇒ You can get a flyer when you sign a lease at the co-op.

(※When using this service, please come with someone who can speak Japanese.)



(3)持ち物 Required Documents

-在留カード

Residence card

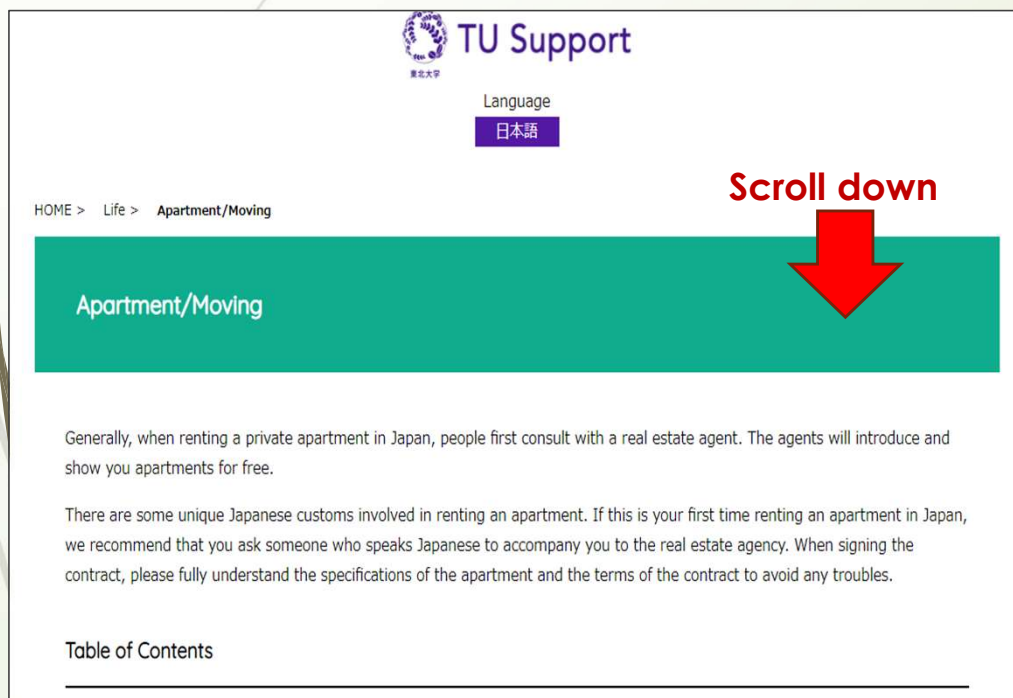
-学生証（無い場合はパスポート）

Student ID card (or passport if you don't have one)



(4) ホームページ Our website

TU Support Home > Life > Apartment/Moving



The screenshot shows the TU Support website interface. At the top left is the TU Support logo with the text '東北大学' (Tohoku University) below it. To the right of the logo is the text 'TU Support'. Below this is a 'Language' dropdown menu with '日本語' (Japanese) selected. The breadcrumb navigation path is 'HOME > Life > Apartment/Moving'. A large green banner with the text 'Apartment/Moving' is visible. A red arrow points down from the text 'Scroll down' to the banner. Below the banner, there is a paragraph of text: 'Generally, when renting a private apartment in Japan, people first consult with a real estate agent. The agents will introduce and show you apartments for free.' Another paragraph follows: 'There are some unique Japanese customs involved in renting an apartment. If this is your first time renting an apartment in Japan, we recommend that you ask someone who speaks Japanese to accompany you to the real estate agency. When signing the contract, please fully understand the specifications of the apartment and the terms of the contract to avoid any troubles.' At the bottom left, there is a link for 'Table of Contents'.

4. Non-Japanese Friendly Agents and Apartments

The followings are real estate agencies that can help you in English, international student dormitories operated by the private sector, and apartments available for both short-term and long-term stays. For more information, please contact each of them directly.

Visit here (<https://www.tohoku.u-coop.or.jp/service/>)

English-speaking real estate agencies

1. Tohoku University COOP

Tohoku University COOP Real Estate Division

Welfare Facilities, Kawauchi-Kita Campus

Tel: 022-262-1775

Fax: 022-262-1832

E-mail: apart@tohoku.u-coop.or.jp

(5) 来場予約をお勧めします Please make an appointment

ここで地図上で物件の閲覧ができます。
You can check the rooms on map here.



Scroll down

来場予約
Registration form

※備考欄に日本語・英語をどれくらい話せるかをご記入ください。

Please enter your Japanese or English proficiency in the remarks column of the registration form.

新型コロナウイルス感染拡大防止の為、来場予約のご協力をお願いします。

ご来店の際には、マスク着用をお願いします。

Please make an appointment on our website to prevent the spread of COVID-19.

Please wear a mask when you visit us.

(6) オンライン相談について Online consultation

留学生・在校生のお部屋さがし
Apartment-finding for International Students
東北大学に留学されている方・在校生を対象に、アパート探しの対応を行っております。
来場予約・お問い合わせまでお問い合わせください。
We are open for international students (Registered Students)
studying at Tohoku University.
Please contact us for more information.
If you have any questions and inquiries, please contact us.

**来場予約
Registration form**

留学生サポートセンター 留学生・在校生のお部屋さがし
New Student Life Support Center Apartment-finding
for international students (Registered Students)

来場予約はこちらから
Reservation Form

The Best Mobile Service
for International Students

GTN/MOBILE
NEW CARD

Scroll down

E-mail (Confirm Email Address) required (Email Address)

Basic Information

お名前/Name required first(given) name family name

性別/Gender required
 male
 female
 not to respond

電話番号/Phone number required

相談内容 (複数選択可) /consultation contents (you are able to choose multiple selections.) optional
 物件の下見希望 / previews of the house
 物件の詳細情報が知りたい (下見は希望しない) /detail information of the house (without previews)
 物件探しの相談がしたい /consultation for looking for house
 契約手続き /contract
 その他 /other

備考欄/Remarks column optional
 オンライン相談希望
 Online consultation request

※なるべく、初めてのアパート契約につきましては、直接ご来店いただいた上での契約をおすすめします。しかし、住まい紹介センターにご来店が難しい場合、オンライン相談も承ります。その場合は、来場予約の備考欄にオンライン相談と明記ください。折り返しオンライン相談についての流れをご連絡致します。問題なければ、オンライン相談の日程調整をし、対応致します。

We recommend that you come to the co-op directly for your first apartment contract. However, if it is difficult to visit the home introduction center in co-op, online consultation is also available. In that case, please specify "online consultation" in the remarks column of the registration form. We will get back to you about the flow of the online consultation. If you have no problem with it, we will adjust the schedule of the online consultation.

(7) 店舗案内

Store Guide: Kawauchi North Campus

☆東北大学生生活協同組合不動産事業部(COOP)

「新生活サポートセンター」東北大学川内北キャンパス厚生施設内

営業時間 : 10:30-17:00

※詳細は次のカレンダーをご覧ください。

Tel: 022-262-1775 Fax: 022-262-1832

☆Tohoku University COOP Real Estate Division

“New Student Life Support Center” Welfare Facilities, Kawauchi-Kita Campus

Open Hours : 10:30-17:00

※Note: for details, please see the following calendar.

Tel: 022-262-1775 Fax: 022-262-1832

東北大学生協同組合不動産事業部 Tohoku University COOP Real Estate Division
“新生活サポートセンター New Student Life Support Center”

川内北キャンパス厚生会館 Welfare Facilities, Kawauchi-Kita Campus

営業時間：Open Hours 10:30-17:00

※営業日は黄色のハイライトの日となります。

Open on days highlighted in yellow.

12 December

2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
27	28	29	30	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

2023 1 January

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	1	2	3	4

2023 **2** February

Sun	Mon	Tue	Wed	Thu	Fri	Sat
29 15	30	31	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	1	2	3	

2023 **3** March

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1