

Online seminar for International Students on Renting apartments FAQ(June 29, 2023)

Q. Is it better to find apartments that meet the desired criteria on the Internet to some extent and then proceed to apply for Tohoku University's housing joint guarantor system? Considering it will take about one month to complete all procedures, I would like to know the appropriate timing.

A. First, consider your requirements and visit real estate agencies. At the same time, consult with the office in charge of your department on how to apply for Tohoku University's housing joint guarantor system. If you need to move out of your current dormitory, we recommend you start finding apartments as soon as possible because of overlapping moving periods.

When you make a reservation at Tohoku Univ. Co-op service, please let them know your desired move in date.

Q. Are there any things to be careful about when moving in the summer?

A. It is convenient to find apartments on the Internet, however, many properties do not allow foreigners or you must move in immediately. Tohoku Univ. Co-op will introduce you to apartments based on these factors, your desired conditions, move-in date, and free internet access.

In addition, many properties that international students find on their own are not available for room viewing. Please be sure to inspect the room before renting it. Tohoku Univ. Co-op recommends you check the room during the day so that you can see how much natural light the room gets.

Some other real estate agencies limit the number of properties that can be previewed, but not Tohoku Univ. Co-op.

Q. How many properties does Tohoku Univ. Co-op have?

A. Some properties are not listed on the internet, so we have a lot. However, properties near Sendai station are popular so these are signed quickly. Tohoku Univ. Co-op also have many properties near each campus, so we recommend visiting them early for a consultation to find a suitable room.

Q. When we want to go to many of room viewings, do we have to pay each time?

A. Room viewing is usually free.

Q. Is it possible to sign for only 10 months?

A. Japanese housing contract term is usually 2 years.

If you wish to terminate in the middle of your contract term, you may need to pay a penalty.

Please make sure to read and understand the conditions of your contract.

Q. What is the average cancellation penalty?

A. It is usually required to pay one or two months' worth of rent, make sure to check the terms of the contract.

Q. Does Tohoku Univ. Co-op provide support outside of the moving season?

A. Of course. They will offer the same service as during the season. Also, they can offer more properties for international students compared to the spring season.

Q. Is it possible to renew my contract only for one year when I signed for two years as an initial contract?

A. Properties initially contracted for two years are generally also renewed for two years. This being said, you may not have to pay a cancellation penalty after the renewal of the contract.

Please make sure to check the conditions of your contract before termination.