

Long-term Furnished Apartment Listings

(As of August 23, 2019)

* Availability is subject to change.

ID	Line	Station (Walking Distance)	Room#	Rent	Mgmt Fee	Internet	Size(sq.m)	Layout	Availability	Remarks
13	Seibu-shinjuku	5 min. to Nakai	101	¥68,000	¥8,500	Included	15.98	1R	Vacant	
30	Yamanote	7 min. to Gotanda	211	¥107,000	¥6,000	Included	27.30	1R	Occupied until 9/15	
60	Marunouchi	1 min. to Shinjuku-gyoenmae	402	¥82,000	¥6,000	Included	10.79	1R	Occupied until 8/24	
61	Yamanote	6 min. to Mejiro	203	¥83,000	¥5,000	Included	19.80	1K	Occupied until 8/23	
90	Yamanote	8 min. to Otsuka	1101	¥93,000	¥9,000	Included	20.63	1K	Occupied until 9/2	
114	Yamanote	7 min. to Gotanda	704	¥96,000	¥8,000	Included	18.17	1K	Occupied until 9/20	
129	Oedo	8 min. to Roppongi	611	¥117,000	¥11,000	Included	22.80	1K	Occupied until 8/25	
130	Namboku	10 min. to Shirokane-takanawa	1301	¥132,000	¥19,500	Included	30.07	1R	Occupied until 10/8	
145	Yurakucho	2 min. to Higashi-ikebukuro	405	¥73,000	¥9,000	Included	18.88	1R	Occupied until 9/6	
147	Toyoko	10 min. to Toritsu-daigaku	801	¥95,000	¥9,000	Included	21.38	1K	Occupied until 9/19	
169	Yamanote	15 min. to Shibuya	202	¥83,000	¥9,500	Included	14.28	1R	Vacant	
183	Yamanote	12 min. to Gotanda	414	¥95,000	¥8,000	Included	21.93	1K	Occupied until 9/30	
185	Yamanote	12 min. to Gotanda	416	¥95,000	¥8,000	Included	21.93	1K	Vacant	
186	Yamanote	12 min. to Gotanda	417	¥95,000	¥8,000	Included	21.93	1K	Occupied until 8/31	
198	Yamanote	12 min. to Gotanda	1111	¥106,000	¥8,000	Included	21.93	1K	Vacant	
215	Yamanote	15 min. to Ikebukuro	806	¥82,000	¥8,000	Included	20.41	1K	Occupied until 9/18	
287	Soubu	6 min. to Ryogochi	503	#REF!	¥9,500	Included	23.23	1K	Vacant	
300	Yamanote	9 min. to Tamachi	402	¥90,500	¥9,500	Included	20.16	1K	Occupied until 8/24	
303	Yamanote	9 min. to Tamachi	607	¥92,500	¥9,500	Included	20.44	1K	Occupied until 8/24	
468	Hibiya	7 min. to Kamiyacho	202	¥140,000	¥8,000	Included	25.60	1K	Occupied until 9/15	
469	Hibiya	7 min. to Kamiyacho	203	¥140,000	¥8,000	Included	25.60	1K	Occupied until 9/30	
497	Chuo	5 min. to Koenji	403	¥68,000	¥8,500	Included	16.50	1R	Vacant	
499	Seibu-shinjuku	7 min. to Nakai	210	¥77,000	¥9,000	Included	18.48	1K	Vacant	

★ Initial Cost *Amount might slightly differ from apartment.

Key Money	None
Deposit	None
Agency Fee	1 month rent + tax
Home Insurance	¥17,000
Key Changing Fee	¥19,440 * Optional
Guarantee Fee	50% of monthly Payment
(e.g.: If the rent is 90,000yen and the management fee is 10,000yen, the fee is 50,000yen.)	
24H Support System	¥2,400
Cleaning Fee in Advance	¥ 35,000 + tax
*Plus the 1st month rent & management fee on a pro-rata basis	

★ Conditions

- 2-year Lease Contract
 - You can move out during the term upon **a 1-month prior notice, and no penalty.**
 - The lease starts **within 2 weeks after application.**
 - Applicant on Long-term Visa (student visa & working holiday visa included)
 - Applicant needs to provide emergency contact person in Japan and in home country.
 - Applicant needs to use a designated guarantor company.
 - No Sublet(Airbnb), No Pet
 - Utilities(gas, electricity, and water) are NOT included in the rent/management fee.
We will help you set up the utilities.
 - Applicant can take the occupied unit before the current tenant moves out.
 - It takes **about 1 week** to be ready for next tenants after the current tenants move out.
- * Please note that it might take longer depending on cases.

★ Procedure

<STEP 1: APPLICATION>

Once you decide on which apartment you will take, you will submit necessary information and scanned documents. Here are the necessary scanned documents;

- Residence Card (front and back sides) *If you are already in Japan.
 - Certificate of Eligibility *If you are NOT in Japan.
 - Passport (photo page)
 - Income Statement (e.g. Tax Withholding Slip, Employment Contract, Bank Statement, Letter of Scholarship, etc.)
- *Other documents might be required depending on cases.

<STEP 2: SCREENING>

A guarantor company will call you & emergency contact persons to confirm your application. This process takes 2 or 3 days AFTER submitting all of the necessary information & documents. Depending on cases, you need to submit additional information/documents.

<STEP 3: PAYMENT & SIGNING>

Once your application approved, you will make the payment with bank transfer and sign the contract.

<STEP 4: KEY RECEIVING>

You will receive the key on/after the lease starting date at our office or apartment.

TOKYO BEST REALTORS

Please inquire for details;

info@tbr-center.com



Example of Initial Fees

This is an EXAMPLE of the breakdown of the initial fees IF the rent is 90,000yen and the management fee is 10,000yen and the lease starts on 15th of month.

Rent: ¥90,000

Management Fee: ¥10,000

Estimated Amount : ¥ 278,179

Description		Amount (JPY)
Deposit	0 month(s)	0
Key Money	0 month(s)	0
Rent for 1st Month from 15 to 31	17 day(s)	49,355
Management Fee for 1st Month from 15 to 31	17 day(s)	5,484
Rent for 2nd Month		TBD
Management Fee for 2nd Month		TBD
Comprehensive Home Liability Insurance Premium (Fire Insurance)	2 year(s)	16,000
Guarantee Fee (50% of Monthly Payment)	Initial Fee	50,000
Key-lock Replacement Fee (Optional, if you would like to)	8% tax included	19,940
24-hour Support System	2 year(s)	2,400
Cleaning Fee in Advance Due to No Deposit Conditions	8% tax included	37,800
Brokerage Fee (Agency Fee)	8% tax included	97,200
Total		278,179

*Please note that the total amount might slightly change according to half-adjust and the change of the lease starting date.

*The following month's rent will be added IF the lease starts at the end of the month.