

## Long-term Furnished Apartment Listings

(As of February 17, 2026)

\* Availability is subject to change.

ID	Line	Station (Walking Distance)	Room#	Rent	Mgmt.Fee	Other Fee	Internet	Size(sgm)	Layout	Availability	Remarks
7	Hibiya	2 min. to Roppongi	303	¥140,000	¥15,000	¥1,330	Included	27.56	1K	Occupied until 3/11	1-month Key Money Required
12	Oedo	2 min. to Higasi-Shinjuku	206	¥82,000	¥10,000	¥1,330	Included	23.40	1DK	Occupied until 3/15	1-month Key Money Required
13	Seibu-Shinjuku	5 min. to Nakai	101	¥78,000	¥10,000	¥1,330	Included	15.98	1R	Occupied until 3/14	1-month Key Money Required
134	Chuo	6 min. to Yotsuya	702	¥114,000	¥10,000	¥1,330	Included	22.71	1K	Occupied until 2/28	1-month Key Money Required
243	Tozai	5 min. to Kagurazaka	602	¥120,000	¥10,000	¥1,330	Included	21.25	1K	Occupied until 2/28	1-month Key Money Required
411	Yamanote	4 min. to Kanda	806	¥146,000	¥10,000	¥1,330	Included	30.39	1R	Occupied until 2/28	1-month Key Money Required

\*"Other Fee" refers to monthly fee by guarantor company.

### ★ Initial Cost \*Amount might slightly differ from apartment.

Key Money None or 1 month rent  
 Deposit None  
 Agency Fee 1 month rent + tax  
 Home Insurance ¥17,000  
 Key Changing Fee ¥22,000 \* 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 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](mailto: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.

<b>Rent:</b>	<b>90,000</b>
<b>Management Fee:</b>	<b>¥10,000</b>
<b>Monthly Guarantor Fee:</b>	<b>¥1,330</b>
<b>Estimated Amount</b>	<b>: ¥ 379,039</b>

Description	Amount (JPY)
Deposit	0
Key Money	0
Rent for <b>1st Month</b> from 15 to 31	49,355
Management Fee for <b>1st Month</b> from 15 to 31	5,484
Rent for <b>2nd Month</b>	90,000
Management Fee for <b>2nd Month</b>	10,000
Comprehensive Home Liability Insurance Premium (Fire Insurance)	14,500
Guarantee Fee ( 50% of Monthly Payment)	50,000
Key-lock Replacement Fee (Optional, if you would like to)	19,800
24-hour Support System	2,400
Cleaning Fee in Advance Due to No Deposit Conditions	38,500
Brokerage Fee (Agency Fee)	99,000
<b>Total</b>	<b>379,039</b>

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