

Long-term Furnished Apartment Listings

(As of August 12, 2021)

* Availability is subject to change.

ID	Line	Station (Walking Distance)	Room#	Rent	Mgmt Fee	Internet	Size(sqm)	Layout	Availability	Remarks
4	Hibiya	2 min. to Roppongi	203	¥128,000	¥10,000	Included	27.56	1K	Occupied until 8/24	
7	Hibiya	2 min. to Roppongi	303	¥128,000	¥10,000	Included	27.56	1K	Vacant	
22	Yamanote	7 min. to Gotanda	203	¥93,000	¥6,000	Included	24.76	1K	Vacant	
32	Yamanote	7 min. to Gotanda	301	¥97,000	¥6,000	Included	27.73	1K	Occupied until 9/1	
35	Yamanote	7 min. to Gotanda	304	¥96,000	¥6,000	Included	24.76	1K	Occupied until 8/22	
38	Yamanote	7 min. to Gotanda	307	¥96,000	¥6,000	Included	24.76	1K	Vacant	
45	Yamanote	7 min. to Gotanda	402	¥98,000	¥6,000	Included	24.76	1K	Occupied until 8/13	
51	Yamanote	7 min. to Gotanda	408	¥100,000	¥6,000	Included	24.76	1K	Occupied until 8/22	
58	Marunouchi	1 min. to Shinjuku-Gyoenmae	202	¥87,000	¥6,000	Included	14.2	1R	Occupied until 8/28	
74	Yamanote	10 min. to Shinjuku	401	¥81,000	¥6,000	Included	20.13	1R	Vacant	
84	Yamanote	8 min. to Otsuka	803	¥89,000	¥9,000	Included	20.53	1K	Vacant	
86	Yamanote	8 min. to Otsuka	1001	¥92,000	¥9,000	Included	20.63	1K	Occupied until 8/30	
88	Yamanote	7 min. to Gotanda	201	¥87,000	¥8,000	Included	19.80	1R	Occupied until 8/21	
92	Yamanote	7 min. to Gotanda	301	¥87,000	¥8,000	Included	19.80	1R	Vacant	
93	Yamanote	7 min. to Gotanda	302	¥85,000	¥8,000	Included	18.04	1K	Occupied until 8/31	
101	Yamanote	7 min. to Gotanda	502	¥86,000	¥8,000	Included	18.04	1K	Vacant	
102	Yamanote	7 min. to Gotanda	503	¥86,000	¥8,000	Included	18.04	1K	Occupied until 8/24	
108	Yamanote	7 min. to Gotanda	701	¥89,000	¥8,000	Included	19.80	1R	Vacant	
116	Yamanote	7 min. to Gotanda	901	¥90,000	¥8,000	Included	19.80	1R	Occupied until 8/29	
119	Yamanote	7 min. to Gotanda	904	¥88,000	¥8,000	Included	18.17	1K	Occupied until 8/31	
123	Yamanote	7 min. to Gotanda	1102	¥124,000	¥8,000	Included	27.09	1K	Occupied until 8/13	
124	Ginza	5 min. to Tameike-Sanno	502	¥111,000	¥10,000	Included	22.26	1K	Occupied until 8/13	
130	Chuo	6 min. to Yotsuya	501	¥111,000	¥8,000	Included	22.43	1K	Occupied until 8/31	
147	Toyoko	10 min. to Toritsu-Daigaku	804	¥89,000	¥9,000	Included	21.38	1K	Occupied until 8/31	
166	Yamanote	15 min. to Shibuya	203	¥87,000	¥5,500	Included	14.28	1R	Vacant	
175	Yamanote	12 min. to Gotanda	311	¥86,000	¥8,000	Included	21.93	1K	Vacant	
182	Yamanote	12 min. to Gotanda	417	¥95,000	¥8,000	Included	21.93	1K	Occupied until 8/31	
183	Yamanote	12 min. to Gotanda	511	¥95,000	¥8,000	Included	21.93	1K	Occupied until 8/31	
203	Yamanote	15 min. to Ikebukuro	703	¥82,000	¥8,000	Included	20.35	1K	Vacant	
221	Keio-Shisen	1 min. to Hatsudai	402	¥97,000	¥8,000	Included	23.66	1K	Occupied until 8/31	
243	Tozai	5 min. to Kagurazaka	602	¥90,000	¥8,000	Included	21.25	1K	Occupied until 8/30	
254	Yamanote	8 min. to Otsuka	202A	¥99,000	¥6,000	Included	38.00	1R	Vacant	
256	Tozai	3 min. to Kudanshita	701	¥72,000	¥9,000	Included	18	1R	Vacant	
269	Ginza	2 min. to Suehirocho	803	¥96,000	¥10,000	Included	22.12	1K	Vacant	
271	Ginza	2 min. to Suehirocho	1001	¥96,000	¥10,000	Included	22.01	1K	Occupied until 9/6	
390	Yamanote	4 min. to Kanda	504	¥104,000	¥8,500	Included	24.01	1R	Occupied until 9/9	
395	Yamanote	4 min. to Kanda	603	¥99,500	¥9,500	Included	26.60	1R	Vacant	
429	Yamanote	4 min. to Kanda	1303	¥103,000	¥9,500	Included	26.60	1R	Occupied until 8/18	
430	Yamanote	4 min. to Kanda	1304	¥97,000	¥9,500	Included	24.01	1R	Occupied until 8/14	
457	Yurakucho	2 min. to Shimtomicho	605	¥118,000	¥10,000	Included	24.20	1K	Vacant	
472	Hibiya	10 min. to Toranomom	1003	¥135,000	¥8,000	Included	25.60	1DK	Vacant	
499	Seibu-Shinjuku	7 min. to Nakai	404	¥70,000	¥9,000	Included	18.48	1K	Vacant	

★ **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 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

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 : ¥ 283,739

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)	17,000
Guarantee Fee (50% of Monthly Payment)	Initial Fee	50,000
Key-lock Replacement Fee (Optional, if you would like to)	10% tax included	22,000
24-hour Support System	2 year(s)	2,400
Cleaning Fee in Advance Due to No Deposit Conditions	10% tax included	38,500
Brokerage Fee (Agency Fee)	10% tax included	99,000
Total		283,739

*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.