

Guarantor System

Generally, a “**Guarantor**” is required to form a rental agreement in Japan. If you do not have a guarantor, you will need to use a guarantor service instead provided by a rent liability guarantee company. Some companies provide you with language support when communicating with your landlord and management company. A real estate agency may introduce you to a rent liability guarantee company. Contact the real estate agency for more information.

**Please note that Kyushu University and its members cannot become your guarantor.*



Other Keywords for Contract

• Security Deposit

The security deposit is kept by the landlord as a safeguard against non-payment of rent or repairs required when the rental accommodation is vacated. When the rental accommodation is vacated, any portion of the security deposit that remains after all expenses have been settled is returned to the tenant.

• Key Money

A one-time payment that is made to the landlord when the rental agreement is signed. The key money is not returned.

• Common Service Fee (Management Fee)

This covers the costs required (electricity, cleaning fees, etc.) to maintain the shared spaces of the property, such as stairways and hallways.

What is a Guarantor?

A guarantor is required when you apply to rent an apartment. The guarantor has the responsibility to pay the rent if the tenant fails to pay the rent on time. The guarantor generally should be someone close to you, such as a family member. Since it is difficult for most foreigners to find a suitable guarantor in Japan, many of them use a guarantor service instead.

1) Guarantee Service Company: GTN

GTN is a rent guarantor company for foreigners who plan to sign an apartment lease contract in Japan. GTN provides support in Japanese, English, and other languages.

- Initial Guarantor Service Fee
(for GTN to become your guarantor company)
30% ~ 100% of the monthly rent (It differs for each apartment.)
✖ Minimum guarantor service fee is 15,000 Yen.
 - Annual Guarantor Service Fee 10,000Yen/year
✖ You will be required to pay annual guarantor fee every year.
- SEE MORE: [Guarantor Service GTN](#)



2) Kyushu University Co-op Joint Surety System of House Contract for International Students

Also available to International Researchers: [Search Residence](#)

• Agency Fee

This is paid to the real estate agent when the rental agreement is signed.

• Damage Insurance

Provides insurance coverage against:

- ✓ Accidental fires or water leakage which occurs through the negligence of the tenant (if the tenant is required to pay for the damages by the landlord).
- ✓ Damage to the tenant's property in the accommodation due to wind, flooding, fire, lightning, etc.
- ✓ Damage caused to the property of people living on a lower level due to water leakage.