

## Guide to Types of Rental Housing

There are various types of housing. This brochure is made to help you find housing that meets your preference and conditions for your life in Japan.

- This brochure explains general matters in a most simple way.
- Rental housing is divided into two categories in the explanation of this brochure: private housing and public /public corporation housing.
- A shared house and elderly rental housing with supportive services are introduced in the following columns.
- For further details, please contact Kanagawa Housing Support Center for Foreign Residents (See p.8 for its phone number and address).

# 1.What you do to look for rental housing

Decide your budget range for the rent.

Generally speaking, a rent should be less than a third of your monthly income. In addition to the rent, initial expenses equivalent to 3-6 months' rent are necessary: a deposit, key money, the rent for the next month, common service fee and commission fee to the real estate agent.

Choose an area you want to live in with considering for convenience to commute or a school district of your children.

After choosing an area, select a type of rental housing among the categories of Minkan(private housing), Koteki(public corporation housing) and Koei(public housing).

Once you decide your desired area and type of housing, you will start finding rental housing.

- \* Search via the internet
- \* Search with the special magazine about rental apartment houses
- \* Contact a real estate agent

The web site of International Division, Kanagawa Prefectural Government shows a list of real estate agents "Gaikokujin Sumai Support Ten" who are willing to help foreigners find housing.

: <http://www.pref.kanagawa.jp/cnt/f3530/#3>(Japanese language only)

## 2. Learn about types of rental housing

Japanese rental housing is divided into two categories: Minkan Jutaku (private housing) and Koteki/Koei Jutaku (public corporation housing / public housing).

### **(1) Characteristics of private rental housing**

Private rental housing is run by private enterprise such as individuals or corporations, and intermediated by real estate agents.

A great variety and quantity of housing enable you to choose housing that meets your desired conditions.

- You can look for whenever you want.
- You can look for housing in your desired area.
- You can choose housing according to your desired size, number of rooms, equipment and design, etc.
- In addition to the rent, initial expenses are charged.
- A tenant will need a guarantor or use an insurance company. When renewing a contract, the renewal fee is charged.

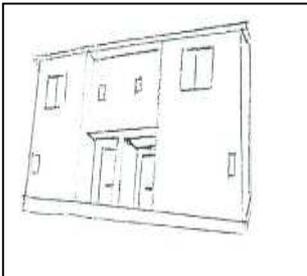
[Images of private rental housing]-----



**Apato(Apartment house)**  
They often have more than two stories but no elevator.



**Manshon (Condominium)**  
They usually have more than three stories with elevators.



**Terasu Housu**  
A row house or a terraced house.



**Kodate Jutaku**  
A single family house or a detached house

Column 1 What is SHEA HAUSU?

It is a shared house or congregate housing. Multiple tenants share one house or one unit of a condominium.

- A tenant uses a private bed room by oneself but shares a bath room, a toilet and a kitchen, etc. with other tenants.
- It is usually for single tenants.
- When you rent housing, you will need to pay the rent for the next month and security deposit. The refund to te tenant upon vacation of the housing depends on the shared house.

## **(2) Characteristics of public housing (Koteki/Koei Jutaku)**

Koteki/Koei Chintai Jutaku is built by the national, a municipal government or a public corporation by means of tax, public funds.

- To live in these housing, applicants should meet residence qualifications designated by each administrative office: UR Chintai Jutaku, Kosha Ippan Chintai Jutaku or Kenei/Shiei/Choei Jutaku.
- A deposit is required in addition to the rent.
- Neither key money, renewal fee, nor commission fee is charged.
- For further details of residence qualifications, please contact each administrative office.

### **UR Chintai Jutaku (Koteki Jutaku, UR public corporation housing)**

- This good quality housing is for those with a steady income.
- The average monthly family income should be higher than the amount equivalent to 4 times of the rent or ¥330,000 (except for some cases).
- A minor and elderly person can apply if the one meets the requirements.
- Single persons and families can apply.
- It is usually on a first-come first-served basis. (Partly on lottery)
- Applicants without residential registration in the desired area (prefecture/city etc.) can apply if they meet the requirements. (Residential registration should be necessary after moving in the prefecture or the city.)

**Contact: (Japanese language only)**

**UR Toshi Kiko Yokohama Eigyo Center**

☎:045-461-4177 🌐:<http://www.ur-net.go.jp/akiya/kanagawa/>

### **Kosha Ippan Chintai Jutaku (Koteki Jutaku)**

#### **Public corporation housing**

- It is good quality housing for those with a steady income.
- The average monthly family income should be higher than the amount equivalent to 4 times of the rent (except for some cases).
- Applicants should be adults with Japanese nationality or foreign nationality who have been legally staying for longer than three months.
- Single persons and families can apply.  
(Some units are inapplicable to single persons.)

*To continue on next page→*

- It is usually on a first-come first-served basis. (Partly on lottery)
- Applicants without residential registration in the desired area (prefecture/city) can apply

Contact ( Japanese language only )

**Kanagawa-ken Jutaku Kyokyu Kosha (Kanagawa Prefecture Housing Supply Public Corporation) ( Boshu Keiyaku-ka, Fudosan Chintai Jigyo-bu )**

☎ : 045-651-1857 🌐 : <http://www.kanagawa-jk.or.jp/>

### **Kenei/Shiei/Choei/Jutaku (Koei Jutaku)**

### **Prefectural and Municipal Housing (Public Housing)**

- It is housing for those with low income and difficulty in finding a place to live.
- Income of applicants should be lower than the designated limit.
- Adults can apply.
- An applicant should have family members to live with (married couple/parents with children). (Although, a single person under special conditions: elderly person and/or a disabled person can apply.)
- Tenants are chosen by lottery or screening.
- Applicants should have residential registration in the desired area (prefecture/city etc.) and actually have been living there (Required residential period varies to municipalities.)

### **Contact**

**Please inquire to each municipal government.**

Item \ Types of Rental Housing	UR Chintai Jutaku (UR Rental Housing) (KotekiJutaku) (PublicCorporation Housing)	Kosha Ippan Chintai Jutaku (Koteki Jutaku) (Public Corporation Housing)	Kenei/Shiei/Choei Jutaku (Koei Jutaku) (Public Housing)
Initial Expenses	Deposit (equivalent to 3 months' rent) 1		Deposit(equivalent to 2 ~ 3 months' rent) 1
Guarantor	Not required	Required 2	Required
How to choose tenants	First-come first-served basis 3		Lottery/Screening
Application period	Anytime 3		Please inquire

- 1 As for public housing, amount of deposit varies to municipalities.
- 2 In case you don't have a guarantor, you have to use another system instead.
- 3 Lottery is applied for some units.

Column 2 What is the elderly rental housing with supportive services?

The elderly rental housing with supportive services is for elderly people (singles/married couples) to live without any worry. The housing has special design for elderly (barrier-free structure). Safety confirmation service / consultation service are provided to all tenants. Nursing care / medical treatment, etc. are available at some units.

- Tenants should be aged 60 or older, or those with certification of long-term care need, and people living with them.
- In addition to the rent, a deposit and service fees, etc. are charged.
- None of key money, real estate's commission fee and renewal fee is charged.

Contact (Japanese language only)

Kanagawa Sumai Machi Zukuri Kyokai

☎ : 045-664-6896

Information provision system about the elderly housing with supportive services (Website)

🌐 : <http://www.satsuki-jutaku.jp/search/index.php>

Column 3 What is the subsidized rental apartment with high quality (TOKUYUCHIN)?

Tokutei Yuryo Chintai Jutaku (Tokuyuchin) is rental housing for families (married couples or parents with children). National or municipal rent subsidy can be supplied according to the family income of tenants.

- The family income should be within the designated range (For further details, contact the below).
- Applicants should be adults.
- Applicants should have family members to live with (married couples or parents with children, etc.).
- In addition to the rent and common service fee, a deposit is required.
- None of key money, real estate's commission and renewal fee is required.
- Lottery or first-come first-served basis is applied.

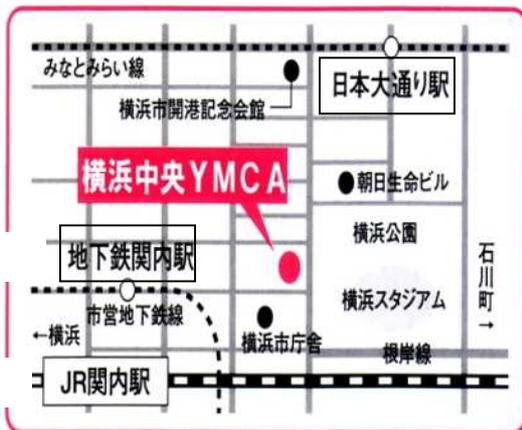
Contact (Japanese language only)

Kanagawa Sumai Machi Zukuri Kyokai

☎ : (045)-664-6896 🌐 : <http://www.machikyo.or.jp/partner/>

# About NPO Kanagawa Housing Support Center for Foreign Residents

Kanagawa Housing Support Center for Foreign Residents helps foreigners find a place to live with multiple languages services. Consultations on various troubles about housing are offered.



Kanagawa Housing Support Center  
for Foreign Residents (NPO)  
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Yokohama-shi, 231-0014  
TEL 045-228-1752  
FAX 045-228-1768  
E-MAIL:sumai.sc@sumasen.com  
HP:www.sumasen.com/

JR Keihin Tohoku Line, Kannai station, South Exit, 5 min. walk  
Yokohama Municipal Subway Blue Line, Kannai station, Exit No.1, 5 min. walk  
Minatomirai Line, Nihonodori station, Exit No.2, 5 min. walk

This brochure is made by Kanagawa Housing Support Center for Foreign Residents (NPO) on commission from Kanagawa Prefectural Government.

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