

Deposit and Restoration

Various procedures are needed for the process from renting to moving out of a rented property.

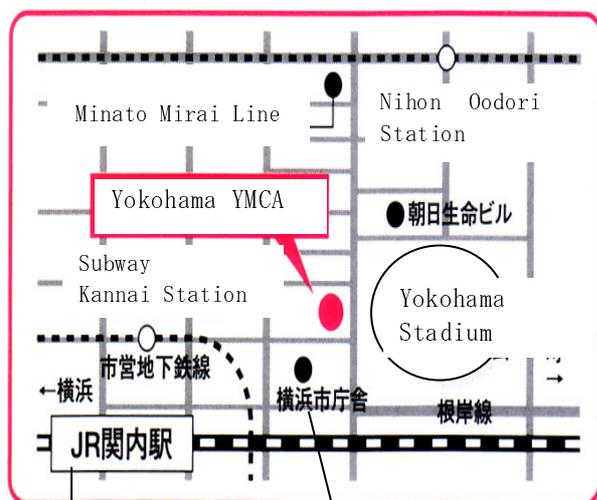
This leaflet features “Deposit” and “Restoration” among those procedures.

The followings are the main topics in this leaflet.

- Meanings of “Deposit” and “Restoration”
- Flow of procedures of “Deposit” and “Restoration”
- How to use a rented property and key points when moving in and out

About NPO Kanagawa Housing Support Center for Foreigners

Kanagawa Housing Support Center helps people whose mother languages are not Japanese in looking for rental rooms. The center also gives advice for solving troubles with housing.



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Issued in February, 2013

This leaflet was made by NPO Kanagawa Housing Support Center for Foreigners as commissioned by Kanagawa Prefectural Government

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1 Let's learn the process from renting to moving out of a room

A Making a lease contract

B Paying deposit to the real estate agent or the owner of the room

Things you do with the agent or the owner

C Confirming the condition of the room when moving in
(Check the room with the agent or the owner to see if there are any breaks or stains)

Things you do

D Residing in the property you are renting

E Giving advance notice of leaving
(Inform the agent or the owner of your moving-out date in advance according to your contract)

F Moving out (Remove your belongings from the room)

G Restoring the room (to its original state as it was when you started renting)

Things you do with the agent or the owner

H Confirming the condition of the room when you leave
(Check the room with the agent or the owner to see if there are any stains or damages you might have made)

I Specialized companies restore the room (to the state as it was when you started renting)

J Calculating the expenses of restoration works done by specialized companies

K Adjustment of the deposit

(After the agent has paid the above expenses from your deposit, you will either get a refund of the remainder of the deposit or pay the shortage if any)

2 Learn important words

(1) Deposit (Shikikin)

It is the money you pay to the real estate agent or the owner of the room when you make a lease contract. Usually it amounts to a few months rent (it varies according to contracts). The deposit covers the costs of repairing and cleaning the room after you move out and it also covers the loss if you fail to pay rent.

(2) Adjustment of the deposit (Shikikin no seisan)

When you move out of (vacate) the room, you adjust the deposit with the agent after the agent calculates the costs of cleaning and repairing the room or the loss of rent if you failed to pay. These costs are covered by your deposit. Then, the agent refunds the surplus to you or charges you the shortage.

(3) Restoration (Genjou kaifuku)

It means that you restore the room to the original state as it was when you started living there. Basically, it's you, the tenant, who cleans the room and repairs damages and breaks and removes all of the belongings when moving out. If you restore the room very well, you may get most of the refund from your deposit.

(4) Checking the condition of the room (Bukken kakunin)

When you rent, you and the agent confirm which parts of the room and how much restoration is needed and what kind of stains or breaks had already existed in the room. After you move out of (remove all of your belongings from) the room, you and the agent see what kind of stains or breaks might have been made by you. It's important that this confirmation is done by both you and the agent or the owner together.

(5) Advance notice of your move (Taikyo yokoku)

You have to notify the agent or the owner of the date you will move out of the room. Your lease contract includes details about how many months notice you have to give to terminate the contract. When you notify the agent or the owner, please do not forget to make an appointment of the confirming date.

3 Learn important things

In this leaflet, the person who lends a room is referred to as “the agent or the owner”.
The person who rents a room (pays a rent and live in the room) is referred to as “you”.

A Making a lease contract for a room

- The contract includes requirements and stipulations for renting the room.
- It has many important explanations. Read them carefully to understand well.

B Paying deposit to the real estate agent or the owner of the room

C Confirming the condition of the room at moving in (Check the room with the agent or the owner to see if there are any breaks or stains)

- You and the agent or the owner see the room together to confirm if there are any breaks or stains.
- Take some photos of the room with the date imprinting function on. Those photos may help you avoid trouble with your agent in the future.

D Residing in the property you are renting

- The owner of the room pays the cost of restoring the parts which were naturally worn and damaged by long term usage even though you had used and cleaned the room ordinarily.
- You pay the cost of restoring damaged or broken parts which were caused by your wrong usage or your negligence or lack of cleaning.
- If your contract includes special arrangements or stipulations appointing a specific person to be in charge, the appointed person pays the costs. Read your contract carefully.
- The humidity is high in Japan. Pay special attentions to the mildew and mold in the room.
- The following are some examples of cases in which you must pay the restoring costs.

<Floors (Tatami mats, Flooring, Carpets, etc.) >

- Stains and molds on carpets caused by your foods or drinks
(Please clean well)
- Stains on the floor caused by rust under your refrigerator
(Please clean very well)
- Damages made by bumps with furniture at the time of your moving in
(Please be careful when you move furniture)
- Rotten or color-changed parts of flooring caused by your negligence:
you had left those parts wet by rain or water for a long period

(Please wipe off the wet part quickly)

<Walls, Wallpapers, Ceiling, etc.>

- Soot and oil-spots on the walls and the ceiling of the kitchen
(Clean well after using oil)
- Smell and stains on walls caused by tobacco
- Holes you made on walls with nails (Do not make holes)
- Holes you made on the ceiling and walls when you installed lights
- Scribbling you made on walls or doors
- Molds and stains on the walls around windows or floors caused by your negligence of wiping out water condensation.

When water condenses (dew) around window sashes or walls, please inform the agent or the owner of it.

Please open windows to ventilate once in a while when using heating equipments or after taking a bath.

Without ventilation, water condenses on walls and window sashes.
(Wipe off water condensation)

- Rotten walls, stains and molds on walls and floors caused by your negligence of wiping off water dripping from air conditioners
(Inform the agent or the owner of water dripping from air conditioners inside the room. Wipe off the water.)
- Damages and smell on walls and wallpapers caused by your pets
(Ask the agent or the owner beforehand whether you may keep pets.
The contract includes stipulations about pets.)

<Pillars, Doors and Fusuma (Japanese sliding doors)>

- Holes you made on pillars with nails (Do not make holes)
- Damages and scribbling you made on those places
- Damages and smell your pets made on pillars, etc.

<Equipments, Keys and Gardens >

- Soot and oil-spots on the place you put your gas range and on the extractor fan in the kitchen (Clean properly)
- Dirt (grime) and mold, etc. in the bathroom, toilets, sinks
(Clean properly)
- The keys in the case you have lost or broken
- Your unattended garden with overgrown weeds
(Pull out the weed and keep your garden tidy)

E Notifying of your leaving in advance
(Inform the agent or the owner of your moving out of the room)

- Inform the agent or the owner when you will move out of the room.
- The contract includes requirements (the dead line) regarding how many months notice you have to give to the agent or the owner before you move.
- In the case you notify the agent or the owner of your move later than the dead line which is stated in the contract, you will be charged accordingly as stated in the contract. Please be careful about the deadline.

F Moving out (Remove your belongings from the room)

- Observe proper manners when you move out of the room. (Try not to disturb your neighbors)
 - Remove all of your belongings which you brought in
 - Do not leave behind any of your belongings (furniture and wastes) which you don't need
 - Clean up the room

G Restoring the room (to its original state as it was when you started renting)

- You remove your belongings (furniture and wastes) from the room.
Clean up and repair broken parts in the room.
- If you leave your belongings (furniture and wastes) behind, the agent or the owner will have to pay for disposing them.
- In the case you don't clean your room properly while you are living and when you move out of the room, a specialized company will have to clean up (house-cleaning).
- In the case you don't repair (can't repair) broken parts, a specialized company will have to repair after you leave.
- You will be charged for the expenses of disposing, cleaning and repairing works done by specialized companies. These expenses are paid from the deposit you paid to the agent or the owner.
If your deposit is not enough for all the expenses, you will have to pay the shortage to the agent or the owner.

H Confirming the condition of the room when you leave
(Check the room with the agent or the owner to see if there are any stains or damages you might have made)

- After you clean up the room (restore the room), you and the agent or the owner inspects the room together if there are any dirt or breaks left.
- The owner of the room pays for repairing the naturally worn parts in the case you lived and used the room in a normal way.
You pay for repairing the damages which were made under other circumstances except the above.
- The expense fixed by the special stipulations in the contract is paid by the person who made the contract (It is usually you.)
- It's important for you to check the room with the agent or the owner together before the agent divides expenses between the parties concerned.
- When you can't see the room with the agent together, you may write down the condition of the room in a memo as you inspect the room.
It is also helpful for you to take pictures of the room with dates on.

I Specialized companies restore the room(to the state as it was when you started renting)

- Specialized companies restore the parts you didn't or couldn't restore.

J Calculating the expenses of restoration works done by specialized companies

- The agent calculates the expenses for restoring the room and disposing your belongings and wastes you left.
- The agent sums up the bills from a house-cleaning company, a remodeling company and a waste management company.

K Adjustment of the deposit
(After the agent paid the above expenses from your deposit, you get a refund of what is left of the deposit or you pay the shortage if any)

- After you have moved out, the agent or the owner returns what is left of your deposit to you.
The restoring expenses are covered by your deposit.
- The agent or the owner pays the restoring expense from your deposit, then, calculates how much should be returned to you.
- In the case your deposit is not enough to cover all the expense, you are required to pay the shortage to the agent or the owner.

When you don't agree on the bill, please talk with the agent or the owner !

- The amount of restoring expenses you pay will be decided after the agent calculates the bills submitted from a house-cleaning company and a remodeling company.
- A bill is sent to you from the agent or the owner.
Please ask for the detailed description about where and how much the damages were.
- Read the bill carefully in order to check whether the content is the same as what was confirmed at the time of moving in 「C Confirming the condition of the room when moving in」 and moving out 「H Confirming the condition of the room when you leave」
- When you don't agree on the content, contact the agent or the owner and have them explain to you well.
- The owner pays for the parts which were worn naturally by a long term usage. You pay for the parts which were damaged by your wrong usage.