



House Hunting in Okinawa

Joint Guarantor/ Co-signer

In Japan, you are required to list guarantors or guarantor companies when entering the contract. It aims to guarantee the payment when the tenant fails to pay the rent on time. Some companies require both guarantor and guarantor companies.

-What is a guarantor company?

Guarantor companies will act as your guarantor and guarantee the lessee's payment. The fees and conditions are different for each company.

Important Note

- If you have someone eligible to be the guarantor, entering the contract without being OIST guarantor is possible.
- Depending on the owner, other requirements will be requested. If you cannot meet the criteria, you cannot rent the apartment.
- Cancellation after applying should not be made and you may be charged for a penalty.
- Warranty is effective for those on contract but limited to Permanent, Fixed-Term employees and Tenured faculty members at OIST.

Condition for co-sign by OIST

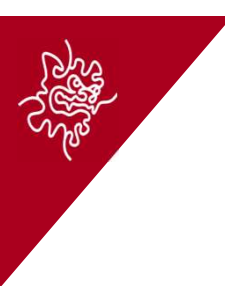
1. OIST should act as a joint guarantor/co-signer of your lease contract.
2. The contract should be signed without guarantor companies.
3. The contract should be signed under your name.
4. The start date of the lease contract should correspond to your employment contract if you wish OIST to be your co-signer.
5. A contracting party should be an OIST employee but limited to Permanent, Fixed-Term status or, Tenured faculty members.

What's Included in the Initial Cost?

1. One-month rent/ parking fee
2. One-month advance rent/ parking fee
3. Common Service Fee
4. Deposit
5. Key Money (Non-refundable)
6. Agency Fee
7. Fire insurance (Mandatory; around 15,000 JPY)

*Rough Calculate of average initial cost: House rent times four of five.



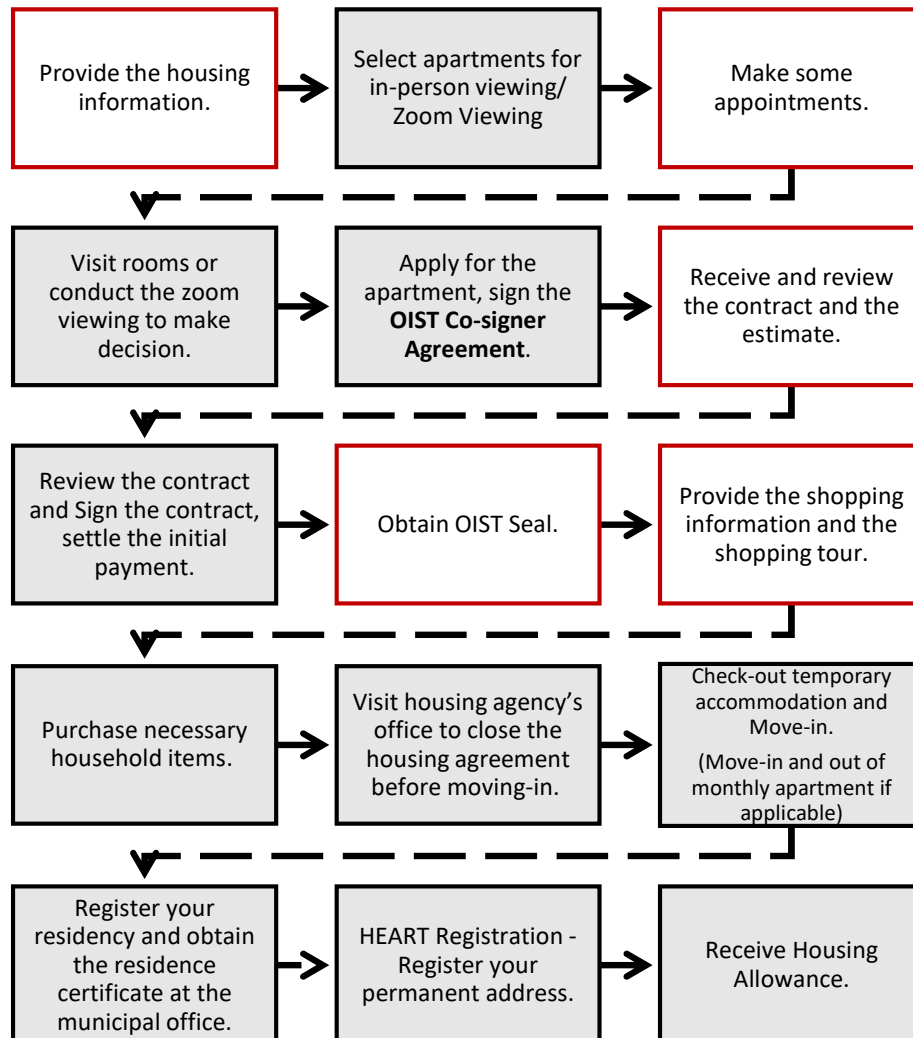


House Hunting Flow & Tips

Relocation Support Services Section

New Employee

※The relocation staff will assist you every step.



Search Engine

*Please use translation function when searching.

Goohome

<https://goohome.jp/>

Uchina Life

<https://www.e-uchina.net/>

Other things to check

1. Scheduled move-in day
2. Housing Agency (OIST friendly or not)
3. Internet availability
4. Deposit/ Non-refundable key money
5. Parking Space
6. Contract Period
7. Distance from/to OIST bus Stop ([Shuttle bus](#) | [OIST Groups](#))

Recent Situation

- House-hunting around OIST requires prompt decision-making due to limited availability and increased competition from a growing population.
- Real estate agencies are typically open on weekends and closed for one or two days during the week.
- The housing market is particularly active on weekends and holidays.
- Properties listed in the morning could be secured within a few hours, with many prospective tenants opting to finalize agreements without an in-person viewing.

The image shows a sample of a "Co-signer Agreement" form from OIST. The form is titled "OIST 沖縄科学技術大学院大学" and "連帯保証人についての同意書 Agreement as Co-signer". It is addressed to the "Okinawa Institute of Science and Technology School Corporation". The form contains several sections for the co-signer to fill out, including their name, address, and contact information. It also includes a section for the co-signer to agree to the terms of the rental housing agreement, which includes a warranty period, full agreement to the terms of the lease contract, and a commitment to pay rent, utilities, etc. The form is dated 2020/06/05.

Example: Co-signer Agreement



Timeline

-Start of House Hunting to the Settlement-

3-4 weeks before:

Start the house hunting

Relocation Support Services Section will reach out to you by email

1-2 weeks before :

Make the initial payment (JPY).

*Relocation staff will obtain the estimates and invoice accordingly.

2-3 weeks before:

Schedule an appointment with the housing agency to discuss the contract.

Apply for the apartment unit.

Move-in Day:

The Relocation Staff will coordinate the schedule and key collection.

※The relocation staff will assist you every step.

Tips for finding housing:

- **Set your priority:** Identify what matters most to you in your housing search.
- **Outline the compromise point:** Determine which aspects you're willing to be flexible on.
- **Select the apartment unit that aligns with your OIST Temporary Accommodation move-out date:** This ensures a seamless transition to your permanent housing.

Funding:

- **Using a Service:** You can bring cash or send money using a service like Wise. Western Union and MoneyGram are in Naha City but may not be convenient. Forex cards aren't used much here.
- **Withdraw cash using a foreign credit card:** You can withdraw cash using a foreign credit card at Japan Post Bank ATMs or at convenience stores like 7-Eleven, Family Mart, and Lawson upon your arrival.