

For International Students and Researchers: Choosing a Guarantor Company when Renting an Apartment or House

To rent an apartment or house in Japan, it is usually necessary to find a guarantor to co-sign the lease. If no suitable guarantor is available to you, you will be required to use a private guarantor company to act as your guarantor when signing a leasing contract and moving in or out of an apartment. Some guarantor companies provide support in several different languages and will also assist with communication between you and the real estate agency or property owner in the event of problems. Some guarantor companies may be contacted via the internet, and the procedures to sign the leasing contract of an apartment can be completed before coming to Japan while you are still in your home country.

The International Service Office introduces the private guarantor companies listed below. These companies offer reduced commission fees for Kyoto University international students, researchers, and faculty members. (Note: the services provided by each company varies. Please see the International Service Office for details.)

Please note that fire and personal liability insurance are not included in the services provided by the guarantor companies. If no such insurance is designated by your real estate agency or property owner, then you must make your own arrangements to enroll in appropriate insurance when renting an apartment. (International students may enroll in the Kyoto University's Co-op's Mutual Fire Insurance.)

| Guarantor Company | Global Trust Networks Co., Ltd. (GTN) | Flat Agency F-Support | CHOEI Green Guarantee Company |
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| Annual Fee (for first apartment lease) | 30% of monthly rental fee (including maintenance fees, parking fees, and any other monthly fees) Minimum fee: ¥10,000 | ¥10,000 or ¥15,000 (depending on monthly rental fee [including maintenance fees, parking fees, and any other monthly fees]) | Minimum fee: ¥22,000 Maximum fee: 80% of monthly rental fee (including maintenance fees, parking fees, and any other monthly fees) |
| Real Estate Agencies with which the guarantor company operates (selected from among real estate agencies close to Kyoto University Yoshida Campus) | <ul style="list-style-type: none"> ● Kyoto University Co-op Living Shop ● GJ Homes: Kyodaimae Office, Hyakumanben Office ● Elitz: Demachiyanagi Office, Kyotodaigakumae Office ● House Network: Sakyo Office ● Flat Agency: Kyoto University Branch Office ● Choei Imadegawa Center | <ul style="list-style-type: none"> ● Flat Agency: Kyoto University Branch Office ● Flat Agency: Doshisha University Branch Office | <ul style="list-style-type: none"> ● Choei Global Desk |
| Remarks | | Only available for apartments leased through the Flat Agency real estate agency. | Only available for apartments leased through the Choei real estate agency. |

For further information, please see “Housing Information” on the International Service Office website: [https://kuiso.oc.kyoto-u.ac.jp/housing/hosyo_a/en\(English\)](https://kuiso.oc.kyoto-u.ac.jp/housing/hosyo_a/en(English))