

Find Apartments for Foreign Residents with ■ **Best Estate! ■**

GTN

Global Trust Networks

When Should You Start Searching for a Room?

A. Ideally, begin your search around **45 days before your planned move-in date**. The process can vary depending on the property, but typically, **it takes about a month from the application to move-in**.

B. In Japan, tenants usually inform the management company of their plans to vacate a property 1 to 2 months in advance. The management company then lists these upcoming vacancies on property websites. As a result, properties become available for selection as soon as departure notices are submitted!

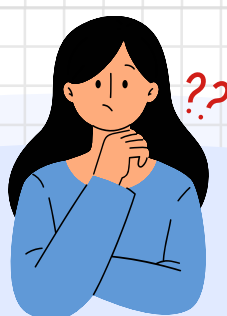
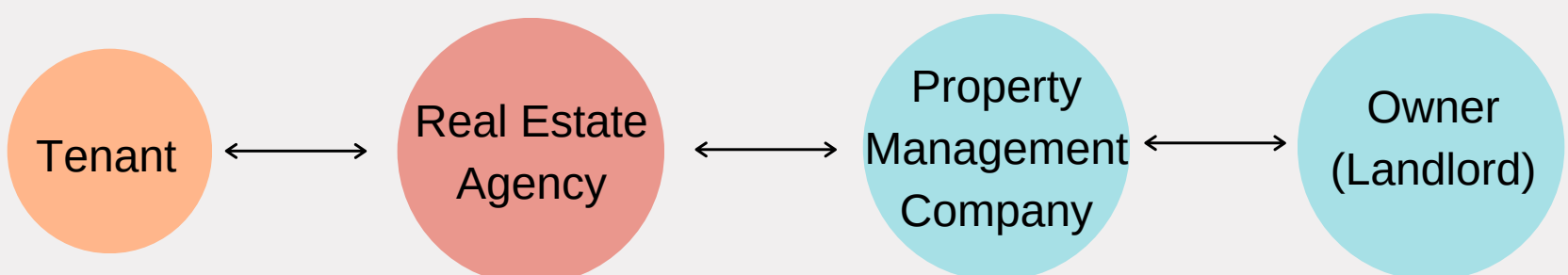
Difference between Real Estate Agency and Property Management Company

Real Estate Agency:

Connects property seekers with owners, facilitating introductions to properties. Represents the views of potential tenants to the property management company throughout the process until the agreement is concluded.

Property Management Company:

Acts on behalf of the owner in handling contract finances and paperwork. Responsible for building maintenance and providing support in managing tenants. Direct communication between tenants and property owners is strictly prohibited; all aspects of property management are overseen by the property management company.

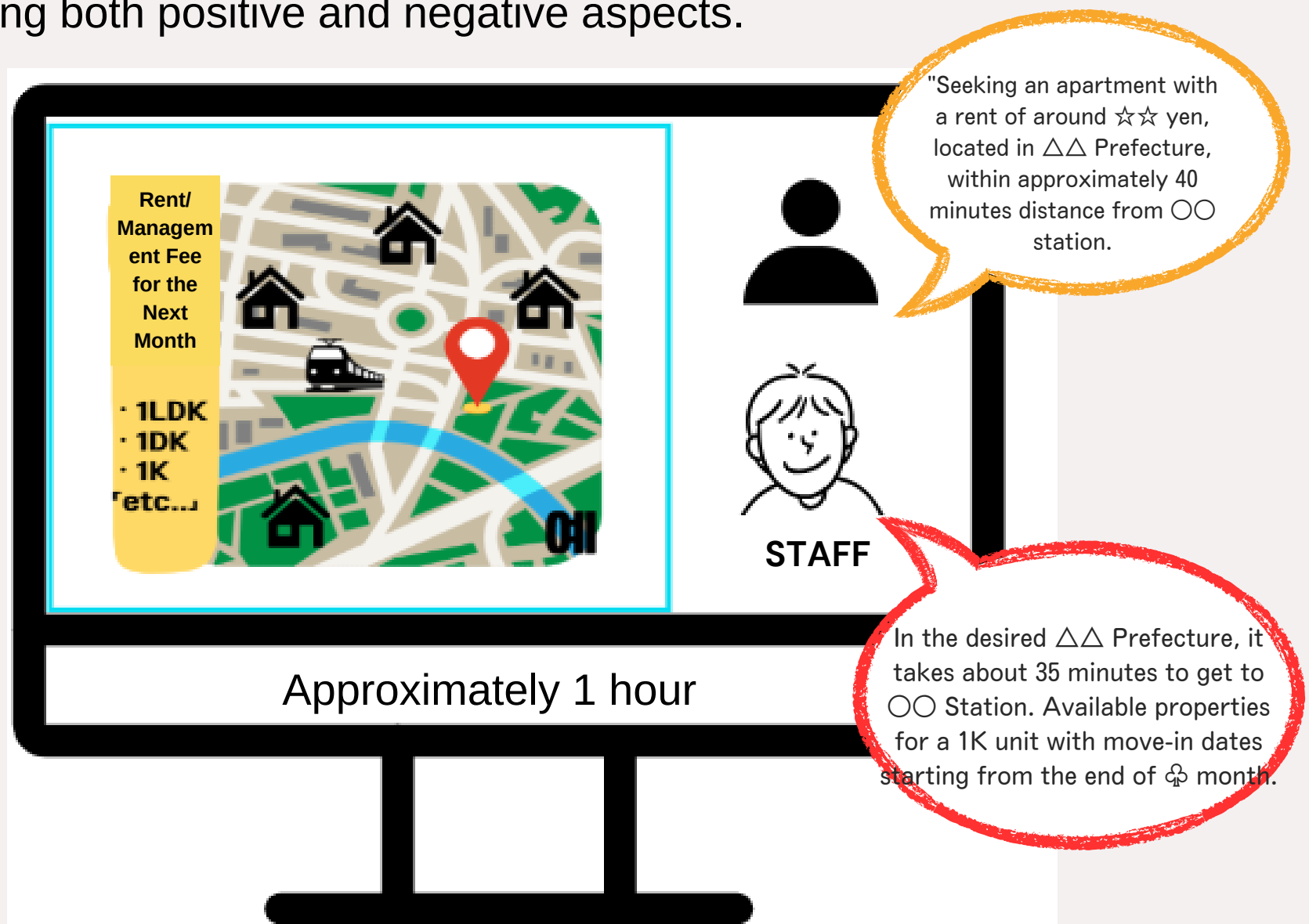


THE PROCESS OF PROPERTY SEARCHING

A. Use **the real-time vacancy check feature** through the real estate distribution system site designated by the Japanese government.

B. Room searching via **Google Meet** – **No Need for Office Visits**
Checkpoints include:

- (1) **Real-time Vacancy Confirmation:** Enables immediate verification of available properties.
- (2) **Support for Property Surroundings Inspection via 'Street View':** Ideal for those living abroad who find physical visits challenging, providing a virtual view of the property's neighborhood.
- (3) **Comprehensive Review of Interior and Building Images:** Includes a thorough analysis of the property's advantages and disadvantages, addressing both positive and negative aspects.



Procedure Until Move-In

Step 1



Pre-Consultation
(Confirming Details
and Accepting Questions)

Step 2



Property Consultation
(via Google Meet)

Step 3



**Move-In Application and
Screening**

Step 4



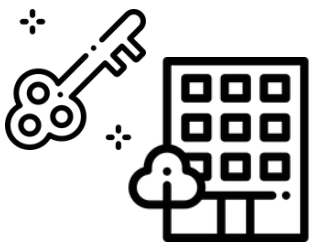
Invoice and Payments

Step 5



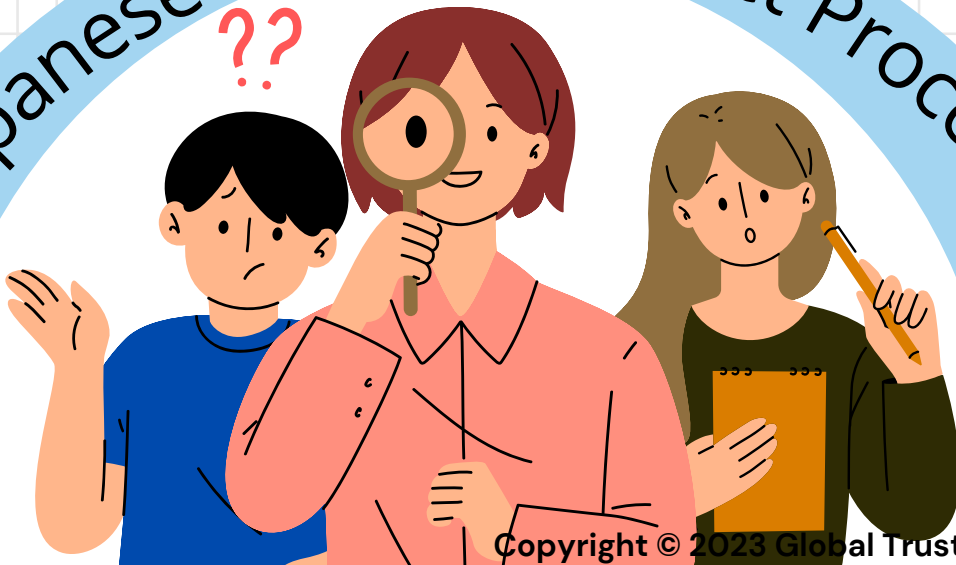
Contract Explanation & Signing
(Applying for Electricity,
Water, and Gas)

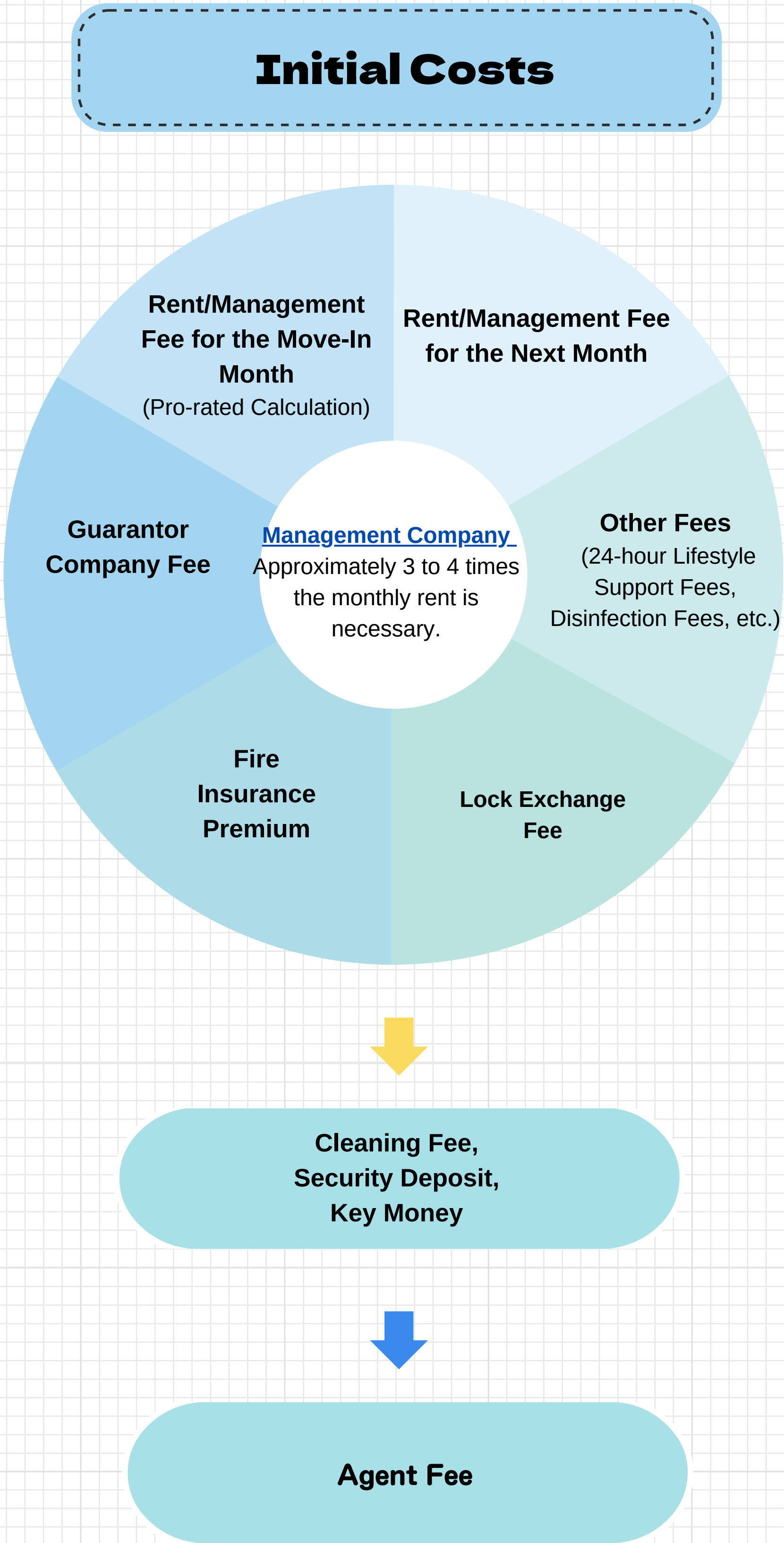
Step 6

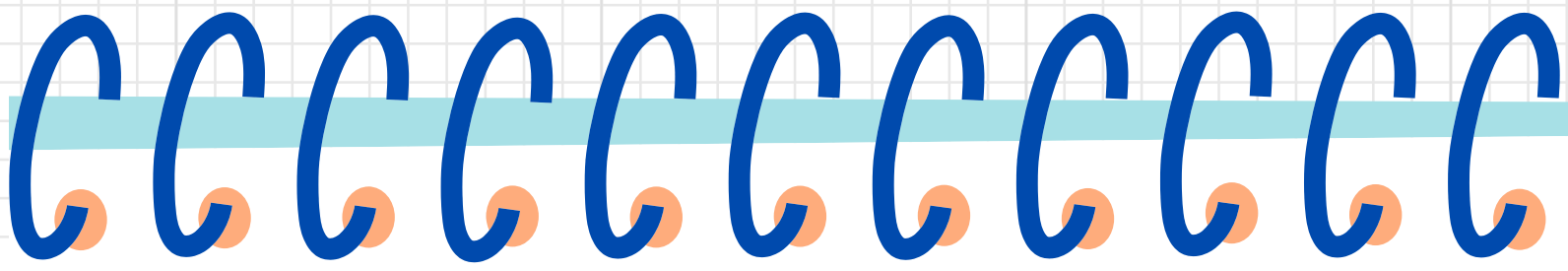


**Receiving the Keys
and Moving-In**

Japanese Rental Contract Process







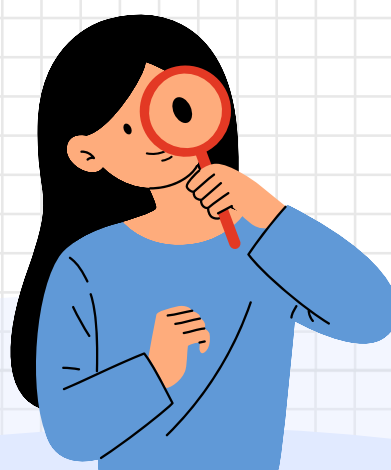
Required Documents for Application:

- Passport
- Visa (COE) or Residence Card
- Job Offer Letter/Employment Contract
- Letter of Acceptance/Certificate of Enrollment



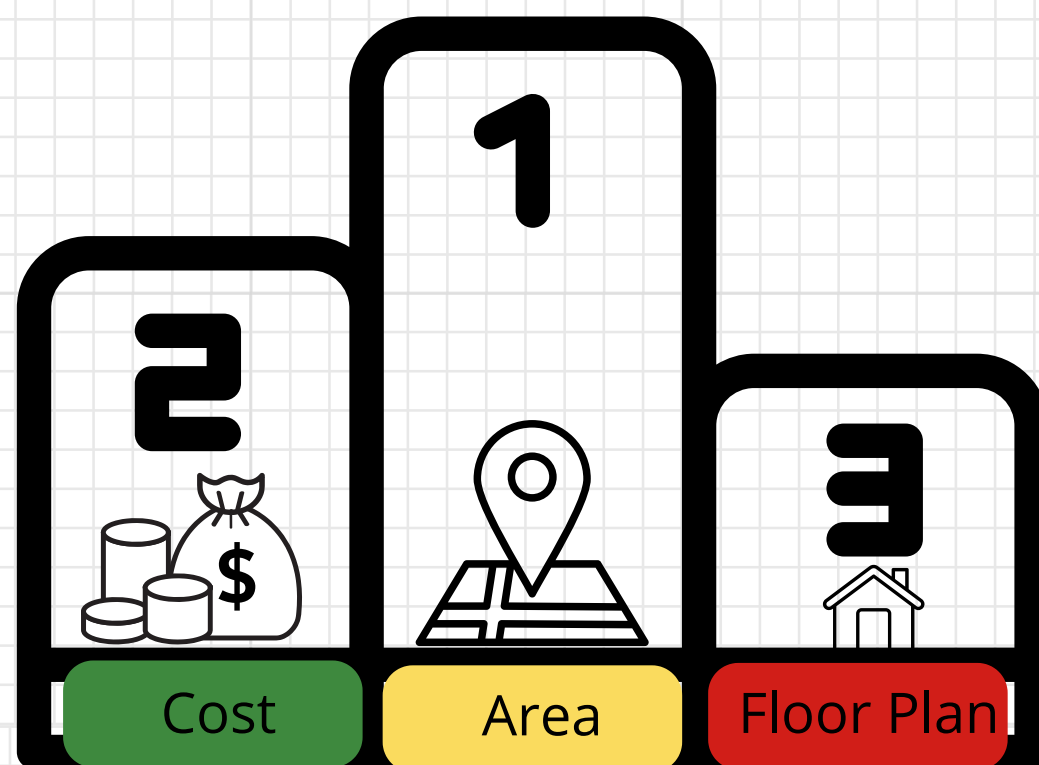
Additional Documents that may be requested:

- Student ID/Japanese Insurance Card
- Other documents (e.g., balance statement)



**If you have any questions,
please feel free to contact GTN staff.**

**If you're unsure about property selection,
here are some key checkpoints !**



Reevaluate Preferences → Reprioritize Criteria

As the property has already been constructed,
take a moment to review the **financial costs**,
the area, and **the floor plan**.

The key is to revisit your preferences,
reevaluate the reason for your move to **Japan**,
and prioritize your criteria
to make a confident final decision.

If you still have doubts,
don't hesitate to reach out to **GTN staff**!

