



How to find and rent housing

Private rental housing

It is convenient to use a real estate company to look for a private rental house or apartment. Real estate companies usually have offices near railway stations, etc. A real estate agent will introduce you to a rental house or apartment to suit your budget, size and commuting needs.

When renting a house or apartment, you will also have to pay shiki-kin (security deposit) and rei-kin (gift money) to the property owner (landlord) in addition to rent, common service fee (maintenance fee) as well as chukai-ryo (a company commission fee). The total of these expenses can amount to about 3-6 months' rent.

When making a contract, in principle, a guarantor is required.

When you have a problem renting a house or apartment, there is a City consultation service.

Enquiry

Nishinomiya City Housing Policy Promotion Division (*Sumaizukuri Suishin ka*) 0798-35-3778

Shiki-kin (Security Deposit)

Shiki-kin (Security Deposit) is the money deposited with the property owner when a contract is made. The amount is usually 1-3 months' rent. This money is used to reimburse the owner for unpaid rent or for repairs required when the tenant leaves the residence. If there is some money remaining after these deductions, it is returned to the tenant.

Rei-kin (Gift money)

Rei-kin (Gift Money) is a sum of money given to the property owner when a contract is made. The amount is usually 1-2 months' rent and it is not refunded when the tenant leaves the residence.

Kyoeihi /Kanrihi (Common Service Fee/Maintenance Fee)

Kyoeihi (Common Service Fee) or Kanrihi (Maintenance Fee) is the fee used to manage and maintain the parts of the building such as the corridors, stairs, parking, and garbage station where all the tenants use. Sometimes, this fee is included in the rent.

Chukai-ryo (Company Commission Fee)

Chukai-ryo (Company Commission Fee) is the sum of money paid to the estate company who introduced you to the rental residence. Usually, it is about 1 month's rent.

Kasaihoken-ryo(Fire Insurance Premium)

Kasaihoken-ryo (Fire Insurance Premium) is the fee to join the insurance for fires, natural disasters, damage from thefts, etc. Generally, length of a contract is 2 years and you will need to renew the contract. And the cost is around 15,000 yen to 20,000 yen.

Yachin Hoshō-ryo (Rent Guarantee Fee)

Yachin Hoshō-ryo (Rent Guarantee Fee) is the fee to join an insurance where the insurance company reimburse the rent money up to a certain amount instead of the tenant in case the tenant fails to make the payment.

Other Fees

In some cases, you may need to pay the residents' association fee, fee for parking bicycles, fee to replace with a new key at the time of leaving, or the house cleaning fee.

Public housing

Prefectures, cities, wards, town and villages provide public housing for those in need of housing. Applications are open to the public but there are some conditions such as an income limit upon application. The period for applying to enter public housing is fixed. In some cases, preferential conditions for elderly and disabled people, etc. are set.

Enquiries

Hyogo Prefectural Housing Hanshin South Management Center
(Kyogo Kenei Jutaku Hanshin Minami Kanri senta)
0798-23-1090

Nishinomiya Municipal Housing Management Center
(Nishinomiya Shiei-jutaku Kanri senta)
0798-35-5028

Note For details, ask a person who understands Japanese to enquire for you.