

Estimated First payment

The Garden

Last update on 2021/12/25

		1st month Fees				Following month Rent and Fees		※ Tax included		
		<u>Furniture rental fee</u>		<u>Internet fee</u>		<u>Furniture rental fee</u>	<u>Internet fee</u>	ESTIMATED FIRST PAYMENT		
		moved in on or before 15th of the month (Full)		Move-in on or after 16th of the month (half)	Monthly flat rate fee	1 month rental fee	Monthly flat rate fee	Move-in during first half of the month		Move-in during second half of the month
Share棟 (SN, SS)	2B Shared	¥7,200	OR	¥3,600	¥2,090	¥7,200	¥2,090	¥14,980	OR	¥18,580
	3B Shared	¥6,300	OR	¥3,150	¥1,430	¥6,300	¥1,430	¥12,310	OR	¥15,460
Family棟 (FN, FS, FW)	Family 2 LDK (Shared)	¥7,200	OR	¥3,600	¥2,090	¥7,200	¥2,090	¥14,980	OR	¥18,580
	Family 3 LDK (Shared)MB	¥6,300	OR	¥3,150	¥1,430	¥6,300	¥1,430	¥12,310	OR	¥15,460
	Family 3 LDK (Shared)Other	¥6,300	OR	¥3,150	¥1,430	¥6,300	¥1,430	¥12,310	OR	¥15,460

(Fire insurance) For all the resident: FLEX RENTER'S INSURANCE	¥18,000	One time payment for 2-year contract, it can be paid by credit card or paid in cash at the convenience store.
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Furniture Rental Fee

The furniture rental fee is charged full monthly fee or half monthly fee depending upon the move-in date.

Full amount is charged when the move-in date is in first half (1st-15th) of the month.

Half amount is charged when the move-in date is in second half (16th-31st) of the month.

※ For February, Full amount is charged up till 14th and half amount is charged from 15th on.

Internet Usage Fee

The internet fee is a monthly flat rate per unit.

Fire insurance (Renter's insurance)

It is MANDATORY to have a fire insurance.

The application form for Insurance for Occupants of rental housing by FLEX Small Amount & Short-term Insurance is available at the move-in orientation; it is one time payment of ¥18,000 for 2-year contract, it can be paid by credit card or paid in cash at the convenience store.

Billing & Payment

The building maintenance of the Gardens, furniture/appliances rental service, and internet service are managed by Gojinsha Keikaku-Kenkyusho Co.,Ltd, and therefore Gojinsha Keikaku-Kenkyusho Co.,Ltd will be responsible for billing. The payment method is via automatic bank transfer; The resident is asked to provide his/her Japanese bank account information at the time of move-in orientation to establish the automatic bank transfer to the designated bank account of Gojinsha Keikaku-Kenkyusho Co.,Ltd, until the automatic bank transfer is processed and set up, the resident will need to make a direct deposit to the designated account. Once it's set up then the fees will be transferred automatically on the 27th of every month.

House Cleaing Fee

Upon moving-out of the unit, there will be a mandatory house cleaning by the professional. The house cleaning fee will be funded by the security deposit which is taken at the time of moving-in.
Please refer to the table below for house cleaning fee.

House cleaning fee				+10% Tax
Family棟 (FN, FS, FW)	1 LDK	約45㎡	¥28,000	¥30,800
	2 LDK (Family Use)	約70㎡	¥36,000	¥39,600
	3 LDK (Family Use)	約95㎡	¥44,000	¥48,400
Share棟 (SN, SS)	2B Shared		¥18,000	¥19,800
	3B Shared		¥14,700	¥16,170