

Estimated First payment

The Garden

Last update on 2021/12/25

		1st month Fees			Following month Rent and Fees		※ Tax included			
		Furniture rental fee		Internet fee	Furniture rental fee	Internet fee	ESTIMATED FIRST PAYMENT			
moved in on or <u>before 15th</u> of the month (Full)	Move-in on or <u>after 16th</u> 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.

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 Cleaning 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45m ²	¥28,000	¥30,800
	2 LDK (Family Use)	約70m ²	¥36,000	¥39,600
	3 LDK (Family Use)	約95m ²	¥44,000	¥48,400
Share棟 (SN, SS)	2B Shared		¥18,000	¥19,800
	3B Shared		¥14,700	¥16,170