

Estimated First payment

The Gardens

Last update on 2022/6/16

		1st month Fees			Following month Rent and Fees		※ Tax included			
		Furniture rental fee		Internet fee	Furniture rental fee	Internet fee	ESTIMATED FIRST PAYMENT			
		FULL When the number of days of stay exceeds half of the number of days in the relevant month	OR	HALF When the number of days of stay is up to half of the number of days in the relevant month	Monthly flat rate fee	1 month rental fee	Monthly flat rate fee	Move-in during first half of the month	OR	Move-in during second half of the month
Family棟 (FN, FS, FW)	Family 2LDK (Shared)	¥7,200	OR	¥3,600	¥2,090	¥7,200	¥2,090	¥14,980	OR	¥18,580
	Family 3LDK (Shared)MB	¥6,300	OR	¥3,150	¥1,430	¥6,300	¥1,430	¥12,310	OR	¥15,460
	Family 3LDK (Shared)Other	¥6,300	OR	¥3,150	¥1,430	¥6,300	¥1,430	¥12,310	OR	¥15,460
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

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

The furniture rental fee for any period during the lease term for less than one month shall be charged full monthly fee or half monthly fee depending upon the days of the stay of the relevant month. Full amount is charged when the number of days of stay exceeds half of the number of days in the relevant month. Half amount is charged when the number of days of stay is up to half of the number of days in the relevant month.

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