

For persons who are unable to provide a guarantor and/or an emergency contact person when renting an apartment



Guidance for the Kawasaki City Residential Support System

For private rental housing, such as an apartment, one may be unable to rent owing to the unavailability of a guarantor and/or an emergency contact person despite having the capability to pay the rent. In such a case, the Kawasaki City Residential Support System provides the following supports and secures a stable supply of residences.

- The insurance company designated by Kawasaki City can guarantee financial supports such as rent arrears, restoration fee and disposal fee of remaining personal property abandoned by tenant once the tenant vacates the rental housing.
- Kawasaki City and the supporting organizations can dispatch interpreters on occurrence of trouble caused by language barriers and take care the tenants so as not to have various problems.

Eligible Person

- ① A person who has residence in Kawasaki City with Certificate of Residence or Residence Card, Special Permanent Resident Certificate.
 - ② A person who is working in Kawasaki City.
 - ③ A person who is studying in Kawasaki City.
- Other object persons are such as the elderly, disabled, etc.

Other Conditions

- ◎ A person who is capable of paying the rent with his/her salary or pension or public assistance.
 - ◎ A person who can live independently.
 - ◎ A person who can provide an emergency contact person※, such as relatives generally residing in Japan.
- ※An emergency contact person is different from a joint guarantor and shall not be jointly and severally liable for the obligations. Furthermore, any person who endeavors to provide an emergency contact person but is unable to do so is requested to consult with Kawasaki City Housing Supply Corporation in advance.

Guarantee Fee and Insurance Premium

- ◎ Guarantee fee costs 35% of the monthly rent plus common service fee for 2 years (However, minimum guarantee fee is required). The amount should be paid in a lump sum upon moving in or renewing the contract.
- ◎ A tenant is requested to get Fire Insurance with a 2-year special contract.
「Coverage amount of Tenant's Liability Insurance」 more than 10 million yen.
「Coverage amount of Personal Liability Insurance」 10 million yen.

Coverage Provisions of Insurance Company

In case of failing to pay the rent, the insurance company shall reimburse for the under-mentioned①and②in principle.

- ① Rent arrears and incidental delayed damages
(The maximum coverage is up to seven months of rent and common service fee.)
 - ② Expenses to restore a room to the original condition and dispose remaining personal property abandoned by tenant when moving out rental housing.
The maximum coverage is up to three months of rent and common service fee (balance offset by security deposit).
- ※At a later date, a tenant shall reimburse the insurance company for the rent and other expenses that the insurance company paid for you.

How to Look for Rental Housing

The properties subject to the Kawasaki City Residential Support System are managed by the real estate agencies registered as “Cooperative Real Estate Agencies”. The List of Cooperative Real Estate Agencies is distributed at Kawasaki-shi Jutaku Kyokyu Kosha (Kawasaki City Housing Supply Corporation) and Kawasaki-shi Machizukuri-kyoku Jutaku Seibi Suishin-ka (Kawasaki City, Community Planning Bureau, Housing Improvement Promotion Division). Please visit the real estate agencies and look for the rental housing on your own.

For Further Information

◎Kawasaki-shi Jutaku Kyokyu Kosha (Kawasaki City Housing Supply Corporation)

TEL 044-244-7590 FAX 044-244-7509
Isago bldg. 1-2-4, Isago, Kawasaki Ward,
Kawasaki City 210-0006

◎Kawasaki-shi Machizukuri-kyoku Jutaku Seibi Suishin-ka (Kawasaki City, Community Planning Bureau, Housing Improvement Promotion Division)

TEL 044-200-2997 FAX 044-200-3970
1, Miyamoto-cho, Kawasaki Ward,
Kawasaki City 210-8577

Supporting Organizations

◎Kawasaki-shi Kokusai Koryu Kyokai (Kawasaki International Association)

(Consultation in foreign languages is available.)

Help desk for foreign residents who are faced with various problems and difficulties of daily lives. Consultation is free of charge.

TEL 044-435-7000 FAX 044-435-7010
2-2 Kizuki Gion-cho, Nakahara Ward, Kawasaki City 211-0033

◎Kanagawa Gaikokujin Sumai Support Center (NPO Kanagawa Housing Support Center for Foreign Residents)

(Consultation in foreign languages is available.)

You can consult with us in your preferred language regarding housing and life in Japan; “You are unable to rent a room just because you are foreigner”, “You don’t know how to look for an apartment”, “You are unable to provide a guarantor”, and so on.

TEL 045-228-1752 FAX 045-228-1768
2F Yokohama YMCA Bldg, 1-7 Tokiwa-cho, Naka Ward, Yokohama City 231-8458