

August 6, 2018

Student International Solidarity Guarantor System Utilizing Students

Hitotsubashi University
Students Service Division
Accommodation Section

Notice on closure of the guarantor system for international students

At the Hitotsubashi University in Japan, when international students rent an apartment, they are required to have a guarantor. In the case that they do not have one, they can join the International Student Housing Comprehensive Compensation of the Japan International Education Support Association that our university supports.

In recent years, the number of properties offered for international students has increased making it possible for owners of apartments and condominiums to rent houses by paying a guarantee fee to private guarantor companies and earn rental income. As a result, housing support services for foreigners have improved and diversified, such as provision of living support services in multiple languages.

In contrast, the number of international students at our university is increasing at a remarkable rate and challenges to accommodate diverse backgrounds and needs of students are becoming more complex.

Against this backdrop, we decided to terminate the guarantor system with a dual objective of improving services for international students and reducing administrative work.

Applications for this program will no longer be accepted after the last day of September of this year (until the application completion). For students who have an existing contract with the university as their joint guarantor, the guarantor contract is effective until the end of planned study period or contract renewal deadline (whichever comes first), which was informed at the time of application.

In light of this change, please double check that you have met all of the requirements before submitting your application.

○ **Important notice:** Keep in mind when you are using the international student joint guarantor system:

If you renew a contract that already has the university listed as the guarantor or if you enter into a new contract after moving, please follow the instructions of the intermediary or the landlord.

As an alternative to the former international student guarantor system, we are considering offering a discount system through partnering with a private credit guarantee company but the services differ depending on the apartment owner and broker of each apartment. Please take care with this matter.

○ **Private Guarantor Company**

Since the guarantor company dealt with by the owner and broker varies, please sign a contract with the guarantor company designated by both the owner and real estate agents.

Since the guarantee fee and compensation contents vary, please make sure to receive a detailed explanation and agree on the contract.

(Outline of Credit Guarantee: Guide only)

(Guarantee charge: this is just an example)

- The initial guarantee fee (guarantee fee for first year) is 20,000 ~yen (30%–50% of the rent).
- Renewal fee (Fee per year to be taken after the second year) is 10,000 ~ yen.

● Compensation contents

The guarantee company guarantees the following to the property management company and the owner (even if you pay the guarantee fee, it does not mean that you can leave your luggage behind or not pay the rent on time.)

Monthly Late fees (insurance for late payment)

Removal / storage cost of the tenant's belongings (cost of disposing / storing the contents left behind by the tenant).

Lawsuits fees

※ The coverage does not include fire insurance (tenancy liability insurance) and personal liability insurance, so it is obligatory to sign up separately from guarantor contract.

○ **Providing information on housing services such as apartments**

At the university, we hope to provide more information about off-campus apartments for international students.

For details, please visit the university's website:

<http://international.hit-u.ac.jp/jp/curr/accom/apartment.html>