

## Housing

To find a place to live is the first step to your life as a student in Japan. The market for accommodation in Japan is tough, and it is difficult to find the kind of housing you want.

Doshisha University provides limited number of dormitory accommodation for its privately financed international student, so whenever possible you should seek to secure accommodation yourself, in consultation with acquaintances living in the Kyoto area. (Check the availability of the dormitories for Doshisha University international students on the Office of International Education's homepage (<http://cjl.doshisha.ac.jp>) or at the counter of the office.)

If you are left with no choice but to look for accommodation after your arrival in Japan, please consult with the following estate agents.

<b>Doshisha Coop</b>	<b>Meitoku-kan 1st basement</b>	TEL 0120-39-0154
	<a href="http://www2.doshisha-coop.com/newstudent/sumai/index.html">http://www2.doshisha-coop.com/newstudent/sumai/index.html</a>	
<b>J.S.B Kyoto Kyoto</b>	<b>Kyoto Station-mae</b>	TEL 075-361-5566
	<a href="http://www.unilife.co.jp/shop/kyotoekimae.shtml">http://www.unilife.co.jp/shop/kyotoekimae.shtml</a>	
	<b>Kyotanabe Doshisha-mae</b>	TEL 0120-86-5434
	<a href="http://www.unilife.co.jp/shop/doshisyamae.shtml">http://www.unilife.co.jp/shop/doshisyamae.shtml</a>	
<b>National Student Information Center</b>		
	<b>Kyoto Station-mae</b>	TEL 0120-194-749
	<b>Tanabe Doshisha-mae</b>	TEL 0120-749-414
		<a href="http://749.jp">http://749.jp</a>
<b>VAN NET System</b>	<b>Doshisha-mae</b>	TEL 0120-086-193
	<b>Kyotanabe</b>	TEL 0120-926-193
		<a href="http://www.van-net.jp">http://www.van-net.jp</a>
<b>FLAT AGENCY</b>	<b>Doshisha University-mae</b>	TEL 075-411-0669
		<a href="http://doshishamae.flat-a.co.jp">http://doshishamae.flat-a.co.jp</a>
<b>Robins International</b>		TEL 075-311-5372
		<a href="http://www.ips-robins.co.jp/jp">http://www.ips-robins.co.jp/jp</a>

### Please be mindful of the following matters when looking for accommodation.

- (1) Doshisha University consists of two campuses: the Imadegawa Campus and the Kyotanabe Campus. Think about which campus your classes will be held before choosing your accommodation.
- (2) Think about what kind of room space and facilities you can afford within your overall living budget.
- (3) Housing costs vary considerably between different areas. Housing costs comprise both ongoing monthly expenses, and fees due when you first sign a contract.
- (4) At the time of contract signing you will usually be required to provide a reservation fee, non-refundable key money, a bond, and an agency fee.

### Ongoing monthly fees:

Rent ('*yachin*', '*heyadii*):

As a rule, rent for the following month is due in advance at the end of each month.

Common services charge ('*kyoekih*):

Paid together with the rent to cover electricity, cleaning and other costs for the communal areas of your accommodation.

Utilities

### Fees due upon signing the contract:

Reservation fee ('*tetsukekin*):

An advance payment of part of the security bond, to reserve the property that you want. (This payment will not be refunded if you cancel the contract.)

Key money ('*reikin*): A gratuity paid to the landlord when the contract is signed.

Bond ('*shikikin*):

A security deposit held by the landlord. It will be returned to you when the contract is terminated, minus any outstanding rent and expenses for repairing and cleaning the accommodation.

Agency fee ('*chukai tesuryo*):

If you found your accommodation through a real estate agent, you pay this fee to the agent.

(5) Contract periods are from one to two years. If you wish to renew your contract, you will be liable for a renewal fee. Rent may also increase at the time of renewal.

(6) It is not common for furniture (desks, chairs, bookshelves etc.) to be provided: you must purchase such items yourself.

(7) No person other than the contracting party is allowed to live in the accommodation.

(8) You usually need a guarantor to sign a rental contract. Think in advance about whom you could ask to be your guarantor.

### Reference

Please use the following table as a guide to the average housing expenses paid by students at Doshisha University.

#### Average Housing Expenses for Doshisha University Students

Size	Expense Item	Student Apartment (Communal kitchen, bath and lavatory facilities)	Student Apartment (Private kitchen, bath and lavatory facilities)
6 tatami mats (approx. 10m <sup>2</sup> )	Rent (1 month)	20,000-29,000 yen	33,000-60,000 yen
	Common services charge (1 month)	1,000-3,000 yen	3,000-6,000 yen
	Utilities (1 month)	3,000-5,000 yen	5,000-10,000 yen
	Key money (2 year contract)	30,000-50,000 yen	100,000-150,000 yen
	Bond (2 year contract)	20,000-50,000 yen	30,000-120,000 yen

\*Residents in accommodation with no bathing facilities use public baths ("Sento" – approx. 410 yen per admission)