

JP CAMPUS

Student Housing & Guarantor Workbook

Dorm, share house, or apartment — plus who backs the lease.

English edition · 2026

What this is

A printable pack to compare housing types, copy a written quote into an upfront-cost table, and list questions before you pay a deposit or sign. Use it with your school's housing desk, a real-estate agent, or the operator of a share house.

What this is not

Not a lease. Not a promise that any landlord, share-house brand, or guarantor company will accept you. JP Campus does not rent rooms, act as your guarantor, or review contracts for a fee.

Listings on jpcampus.net/stays are for research. Book only on the operator's own site or through your school. Do not email passport or bank scans to jpcampus.net.

jpcampus.net · Independent study-in-Japan information site

Guides: [/guide/housing](#) · [/guide/rent-guarantor](#) · [/stays](#)

0. How to use this workbook

Fill from a written quote (school housing sheet, operator email, or agent estimate). Do not copy blog averages into the payment line. If two papers disagree, stop.

- One property per printed copy — or photocopy the cost table for a second option.
- Japanese names of fees matter: 敷金, 礼金, 仲介手数料, 保証会社.
- Never pay a private individual in cash because a listing looked cheap.

JP Campus is not a landlord, Oakhouse, or a guarantor company. We do not hold deposits.

City / nearest station to school

Move-in month

How long I plan to stay (months)

Total cash I can pay before keys (your number)

1. Which type am I actually considering?

Student housing in Japan usually falls into three paths. Tick what you are comparing this week — not what you wish you could afford.

	Dorm (寮)	Share house	Private apartment
Who you deal with	School or partner dorm company	Operator (e.g. share-house brand)	Landlord + estate agent
Guarantor	Often not a private 保証人	Often company contract only; ask	Usually 保証会社 named by the agent
Typical lease	Semester / academic year	Shorter minimums are common — confirm	Often about 2 years — confirm
Furniture	Usually included	Usually a furnished room	Often empty (empty アパート)

☐ School dorm / partner dorm (WID, Dormy, etc. — only if my school lists it)

☐ Share house (private room, shared kitchen)

☐ Apartment / mansion (own door, own bath or not)

Option A name + monthly rent quoted

Option B name + monthly rent quoted

Guide ranges (dorms often lower upfront; traditional apartments often several months' rent at signing) are background only. Your quote wins.

2. Upfront cost sheet — copy the quote

Write yen amounts from the paper in front of you. Put 0 if the line is not on that quote. Student guides often mention 敷金 (deposit, partly refundable), 礼金 (key money, usually not returned), 仲介手数料 (agency fee, often up to about one month's rent plus tax), 保証料 (guarantor company), lock change, and fire insurance. Fill only what they billed.

Line	Yen on this quote	Refundable?
First month rent (or daily rate)	_____	
敷金 shikikin (deposit)	_____	☐ yes ☐ no ☐ part
礼金 reikin (key money)	_____	usually no
仲介手数料 agency fee	_____	
保証会社 fee (initial)	_____	
Lock / key exchange	_____	
Fire / disaster insurance	_____	
Other (write name)	_____	
TOTAL to pay before keys	_____	

Quote date + who issued it (school / operator / agent)

Monthly utilities included? What is extra?

A common textbook example: ~¥70,000 rent can mean ~¥90,000 to start in a dorm/share path vs several hundred thousand yen for a traditional apartment. That is an illustration, not your invoice.

3. Guarantor (保証人) vs guarantor company

A landlord wants someone who pays if you do not. A traditional 保証人 is often a person in Japan with documented income — rare for new international students. Most private apartments instead require a 保証会社 (hoshō-gaisha). The agent usually names the company; you typically cannot pick a different one.

[] School will be institutional guarantor — I asked international office in writing

[] Share-house contract has no extra 保証会社 — I have that in writing

[] Agent named this guarantor company: _____

[] I will use a personal guarantor in Japan (name / relationship)

What the company fee often looks like (ask, do not assume)

- Initial fee: guides often cite about 50%–100% of one month's rent, or a flat floor.
- Renewal: a smaller yearly or every-two-years fee is common — write the contract line.

Initial 保証料 on my quote

Renewal 保証料 + when it is charged

The guarantor contract is separate from the lease. If you miss rent, the company may pay the landlord and then collect from you, sometimes with penalties. Read that paper.

4. Screening (審査) — papers they may ask

Apartment 審査 is often 2–5 business days. A phone call to you or an emergency contact is common. Answer with the same spelling as your Residence Card.

- ☐ Residence Card (address printed if I am already in Japan)
- ☐ Passport
- ☐ Enrolment / admission certificate (入学・在学証明書)
- ☐ Emergency contact (parent abroad and/or school office — I asked the school)
- ☐ Proof of funds if they asked (I send only to the agent/school they named)
- ☐ Scholarship letter if it pays rent

Emergency contact name + how they can be reached in Japan daytime

Share house / dorm instead

- ☐ Operator application form completed
- ☐ Foreigner OK / student OK is written on the listing or email
- ☐ Minimum stay and move-in date match my visa / term

Do not send bank statements to a chat account that is not the school's or the company's published domain.

5. Before you sign — line check

If you cannot answer a line, do not pay yet. Ask in writing.

- ☐ Contract period start / end dates
- ☐ How to cancel early (notice period + penalty)
- ☐ Who pays for cleaning at move-out vs normal wear
- ☐ Guests / overnight rules (dorms and many share houses are strict)
- ☐ Curfew or manager rules if any
- ☐ Can I receive registered mail (cash card, My Number) at this address?
- ☐ Commute: door-to-school minutes I timed or the agent wrote
- ☐ Language of the contract: I have a translation or a school staff walkthrough
- ☐ Foreign resident / student is allowed in writing

Station + walk minutes

Room type (1R / 1K / share room size)

Apartment jargon (only if this is an アパート)

- アパート: often cheaper, lighter construction.
- マンション: often concrete, higher 管理費 (building fee) — write it on the cost sheet.

6. Questions to send (copy/paste)

Send to the school housing desk, operator, or licensed agent — one thread per property.

Subject: Housing questions before payment — [property / dorm name]

- 1) Please send a written breakdown of all money due before keys, with Japanese fee names.
- 2) Is a guarantor company required? If yes, which company, initial fee, and renewal fee?
- 3) What is the minimum stay and the penalty if I leave when my term / visa ends earlier?
- 4) Are international students accepted? Any extra documents?
- 5) Who is the emergency contact you need? Can the international office be listed?
- 6) How do I pay (bank transfer to a company account)? I will not pay a personal account.

I will not send ID scans until I have your official email domain.

7. Pause — do not sign yet

- ☐ Someone asked me to pay before I have a written quote
- ☐ The payee name is a private person, not a company / school
- ☐ They refuse to name the 保証会社 or the cancellation rules
- ☐ The listing on jpcampus.net/stays does not match the operator page
- ☐ I feel rushed to wire money the same day

If any box above is ticked, wait and ask the school. JP Campus cannot recover a deposit.

8. Where to look next

- School international / housing office — dorms and partner halls first.
- JP Campus stays map (research, then operator site): <https://jpcampus.net/stays>
- Housing overview: <https://jpcampus.net/guide/housing>
- Guarantor system: <https://jpcampus.net/guide/rent-guarantor>
- Tokyo-area operator notes (if relevant): <https://jpcampus.net/guide/tokyo-student-housing-operators>

Share-house brands you may see in listings (Oakhouse and others) must be confirmed on that company's own application. JP Campus is not those companies.

Edition: English, 2026. Fees and screening change. If this page disagrees with the contract, follow the contract and a staff explanation you understand.

Final box before money leaves your account

- ☐ I filled the yen table from a written quote, not from memory
- ☐ I know whether a 保証会社 is in the deal and what it costs
- ☐ I can receive mail at the address
- ☐ I am not sending scans to jpcampus.net

Property I chose + date I paid / will pay
