

III Daily Life



Housing

1. Public housing

(Contact: Building and Housing Division on 5th floor of the City Hall Tel. 0868-32-2090)

Requirements		<ul style="list-style-type: none"> ·You have completed the alien registration in Tsuyama city or work in the city. ·You pay tax and make payments for the National Health Insurance. ·Your total monthly income is less than ¥158,000. ·You have a family. ·You have trouble finding a place to live.
Application period		From January 4 to 31 (except Saturday, Sunday and national holidays) annually * It is subject to availability.
Public housing with vacancy	Old Tsuyama area	803-1 Innosho, 605-2 Nokedai, 432-1 Takano-yamanishi, 928 Haida (Tangoyama estate)
	Kamo area	Kugou block, Sainotani block, Konakabara block (public rental housing for specific families)
	Aba area	Nakadoi block (public rental housing for specific families)
	Shohoku area	Asayoshi estate, Nihonbara estate, Nishinaka estate
	Kume area	Yachiyodai estate, Gongen estate, Moriwaki estate, Miyabe estate (public rental housing for specific families)

2. Private rental housing

For renting privately owned housing, it is best to use the services provided by estate agents. Based on individual preferences such as rent, property size or commuting methods, the agents can list and give you the information on suitable rental properties.

Rental contract	When you decide on the property to rent, you will sign a rental agreement. Important information such as rental fee, rental period or what happens when you move out of the property before the end of the agreed rental period will be written down. Please ask your estate agent if you have any questions and make sure you understand all the points listed before signing the contract.	
Cost	Rent	In most cases, you make monthly payments.
	Maintenance fees	You are expected to pay for the services to maintain the communal area of the estate or block building you live in, which include cleaning, lighting, gardening etc.
	Security deposits (Shikikin)	Normally it is equivalent to one to two months' rent. After subtracting the cost of the repair for any damages done to the property, the rest of the security deposits will be returned to you.
	Key money (Reikin)	Key money is more like a move-in fee you pay to the landlord/landlady and is usually equivalent to one to two months' rent. Key money is not refundable.
	Agency fees	You pay for the services it provides for you.
Joint Guarantor	To make a rental contract, you are usually required to have a joint guarantor who will be asked to pay the outstanding fees when, for some reason, you (the tenant) cannot.	