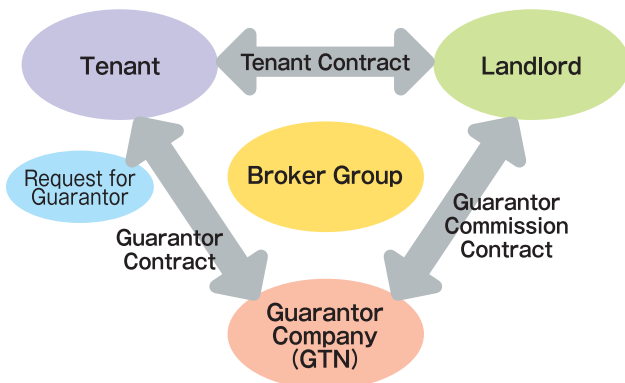


With us, you don't need a guarantor.  
Come and see.



Specialized Foreign  
National Guarantor Service will make  
your life much easier!

For foreigners and non-nationals in Japan without a 'guarantor', finding a place to live for short or long-term has always been a problem. Our highly organized, legal, easy to understand guarantor services will smooth out the process of finding a house or an apartment, without the added trouble of the very traditional Japanese guarantor system. And with our ever-expanding, comprehensive database of 10,000 homes and apartments we are sure we will be able to find the perfect place to fit your circumstances. So please, even if you don't have a guarantor, come and see us!



**TRUST NET 21 Specialized Foreign National Guarantor Service is owned and managed Global Trust Networks Co., Ltd.**

NAME ● Global Trust Networks Co., Ltd. (GTN)  
[OFFICE ADDRESS] 3rd Floor, NBF Ikebukuro city Building,  
1-17-8, Higashi Ikebukuro, Toshima Ku, Tokyo, Japan  
[URL] <http://www.gtn.co.jp>

#### Message from GTN

Even though it's a small leaflet, we hope it helped you to understand a little more about finding a dwelling in Japan. We imagine there are many differences between Japanese culture and yours, and we understand the difficulties of facing those differences every day. But we think that it is more helpful to enjoy that culture shock, take it as a chance to learn, and use it to help you to adjust and fit better into your new Japanese life. It is our aim to cooperate with the office you received this pamphlet from to help you start, and support, your new life in the home which best suits your situation. We are looking forward to helping you find success in your new life in Japan in any way we can.



#### If something goes wrong, talk to us FIRST!

Clients and customers of TRUST NET 21 Foreigner Guarantor services receive comprehensive help and assistance with any problems or difficulties which may occur with your accommodation. Utilities, moving services, leaks and even broken locks. If you ever have an 'Oh No!' then it's time to call us.

TRUST 21 NET Support Center  
[PHONE] 03-5155-4674 (10am-6.30pm)  
[EMAIL] [support@gtn.co.jp](mailto:support@gtn.co.jp)

● We look forward to your enquiry, please feel free to contact us.

Welcome to  
Japan!

HOW am I going to  
find a place to live!?



LET US FIND YOU A HOME,  
EVEN WITHOUT A  
'GUARANTOR'.

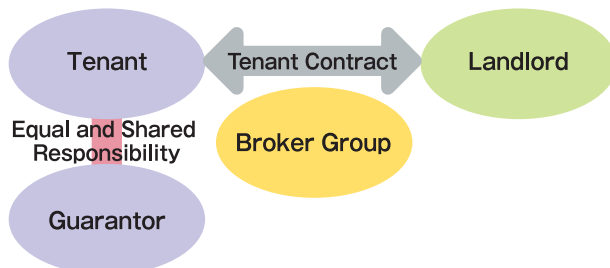


## Ever experienced an OOPS! while trying to find an apartment in Japan?



### Do you know "Guarantor" that is a peculiar system to Japan?

When trying to rent a house or an apartment in Japan, there is a tenant (renter), a landlord (rentee), a broker and a 'guarantor'. A guarantor follows the same 'rules' as the tenant and must pay the remaining rent or fees if the tenant disappears or stops paying what they should. When a Japanese national needs a guarantor for something, they usually ask someone very close to them, someone they can trust, and who trusts them. However, if a foreign national needs a guarantor, it usually needs to be a Japanese national. Of course it depends on the company but in many cases companies ONLY cater to Japanese nationals and a foreigner isn't even considered for a house or an apartment, even though they might be working or have enough money to pay. More time and money is spent on looking for an apartment that doesn't need a guarantor, and the apartments available are very few and sometimes not very nice places to live, being very old or in inconvenient places.



## Searching for an Apartment in Japan Specialized Foreign National Guarantor Service from Trust Net 21. How It Works.

For the whole process to run smoothly, it helps if you understand the processes involved. And TRUST NET 21 Specialized Foreign National Guarantor Service are SMOOTH!!

### What Needs to be Done.

#### 1 Finding the place that fits your plan.

Keeping in mind your budget, the size of place you want and the area you want to live, we start looking for an appropriate home. By writing down your wants and needs on paper you will have better communication with your real estate staff. We can also recommend searching through sites specializing in real-estate searches for foreign nationals.



#### 2 Apply for Specialized Foreign National Guarantor Service.

After finding your dream home you will need to apply for a guarantor with TRUST NET 21 with the form we will provide you. Along with the other necessary forms, listed below, please bring the completed form to our offices. After receiving your application form we will commence a simple screening process along with a simple check of your own, anyone who will be living with you and your emergency contact's phone numbers, so please also provide a time when it is best to call these numbers.



#### Necessary Documents

- Guarantor Application Form
- Photocopy of Passport (Page with your photo and page with most recent Japan entry stamp)
- Photocopy of Residence Card

※ Holders of student visas will need to provide a copy of their Student ID.  
 ※ Sponsored visa holders will need to provide a copy of Proof of Sponsorship or Proof of Employment.  
 ※ All other visa holders will be interviewed personally and may be asked to provide other forms of proof of stay and / or employment.

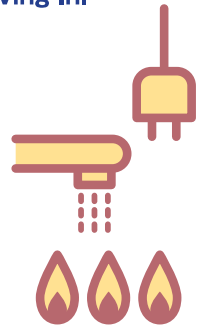
#### 3 Completion of Screening & Signing the Contract.

Upon GTN accepting your application you will be required to sign a Guarantor Commission Contract and a Tenant Contract. At this time you will also be required to pay Initial Guarantor Fees (Paid only ONCE at start of contract). There is also no need to worry as all necessary information concerning contracts and payments can be provided in English : your native language if required.



#### 4 Application of Utilities and Moving In.

Internet, electricity, water and gas utilities must be applied for by the tenant, though TRUST NET 21 can provide FULL support for you in getting this done, and in English : your native language if necessary. Please let us know what you need help with. Please be aware that different services have different start times after application, for example, your internet service could possibly take at least one month to be tuned on. TRUST NET 21 can help you check all these things once you have applied.



#### 5 Your New Life in your New Place

Starting a new life in a new place with customs you aren't used to can be difficult. Global Trust Networks can provide you with any assistance you might need to call people or companies and ask the RIGHT questions to the RIGHT people. Remember, we are here to help you make Japan your new home, as quickly and as easily as possible.

#### A Reasonable Price for your Peace of Mind! Rates for Specialized Foreign National Guarantor Service from Trust Net 21

- ① Initial Guarantor Fees (Paid only ONCE at start of contract)
  - i . Monthly Fee 70% of household rent, including car park fees. Minimum 28,000 JPY
  - ii . Monthly Fee 100% of office rent, including caretaking fees. Minimum 50,000 JPY
- ② Once Yearly Operation Fee
  - Household: 10,000 JPY
  - Office / Commercial: 30,000 JPY

※ Depending on individual houses and offices OTHER fees MAY be applied at the FIRST payment. TRUST NET 21 WILL advise you if these or other fees are required AT ANY TIME.