

III Daily Life and Housing

III-1 Looking for Housing

1. Applying for Prefectural Housing

Applications for Osaka Prefectural Housing are accepted at specified periods several times a year. Each time, new brochures are issued and distributed at city halls and ward offices in Osaka Prefecture, Information Plazas for prefectural residents, authorized management offices, Osaka Prefectural Government and other places. Tenants are determined by lottery and must meet certain criteria. Foreign nationals who meet all of the following conditions can apply for prefectural housing:

- ① Earning the income level that matches the criteria for application.
- ② Currently having difficulty finding housing.
- ③ Living or working in Osaka Prefecture. (Or plan to work within the prefecture)
- ④ Completed their resident registration.

Osaka Prefectural Public Housing Office:

URL http://www.pref.osaka.lg.jp/s_jutakukeiei/ (Japanese Only)

2. Other Public Housing

City Housing	Housing provided by the city for households whose earnings are lower than the threshold
Public Rental Property Specified by Osaka Prefecture	Housing directly provided by Osaka Prefecture for those with middle-range incomes. http://www.pref.osaka.lg.jp/jutaku_kikaku/boshujigyo/index.html
Osaka Prefecture Public Company Rental Housing	Housing managed by Osaka Prefecture Public Company for people with middle-range incomes ☎ 06-6203-5454
UR Housing	Housing built and managed by the Urban Renaissance Agency for people with middle-range incomes ☎ 06-6968-1717

3. Looking for Private Housing

When you are looking for private housing, clarify your needs, including rent, deposit, location, size of housing and other conditions. Real estate agents (who can show you rental houses and apartment rooms) in the area where you plan to reside can present you choices in rental housing. You can also use real estate agencies to appraise market value to help clarify your desired range and be informed of general housing costs. Also, you can research housing information magazines. Other helpful resources include classified advertisements for housing on foreign language online sites that offer job and housing information to foreigners living in Japan.

After you decide on the type of housing you will rent, you need to make a rental agreement (contract to lease an apartment room or other housing) at the real estate agent's office. On such rental agreements, not only the rent, fee for communal services, and deposits, but also cautions for when you vacate the residence, whether you can have pets, and other rules should be clear. Therefore, only sign an agreement after you fully understand the content. It is important to avoid future problems by clarifying when you have to notify your real estate agency about the termination of the contract, the amount they will retain from the deposit money you pay (upfront), and breakdown of the usage amount subtracted from the deposit.

There is also the Osaka Anshin Housing Promotion Council that provides useful information to assist with your house hunt.

URL <http://www.osaka-anshin.com/>

○ Money Required When Making a Housing Lease Contract

Rent	Monthly rent. You need to pay the rent of the following month. Therefore, you need to pay rent for two months up front.
Maintenance Fee (for apartments)	Residents pay monthly to cover the costs of the cleaning and maintenance of communal spaces
Deposit (partially refundable)	When a tenant makes a contract, leasee pays deposits to guarantee paying the rent to the landlord (the owner of the property). In the Kansai area, average deposits are equivalent to about a month to 3 months rent, and they are used for house maintenance or other purposes. When a tenant moves out, typically 30% to 50% of the deposit money is subtracted from the refund.
Key Money	This is a non-refundable gratuity payment to the landlord.
Commission	Commission you pay to the real estate agent.