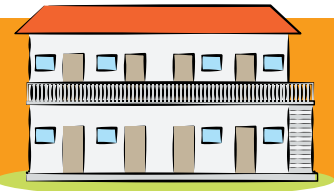


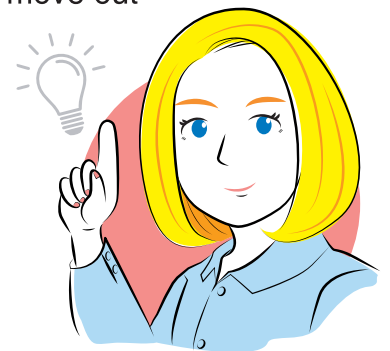
Be careful not to get into trouble when moving out of a rented apartment!



POINT 01

Beware of the following when moving out!

- The room needs to be restored to its original condition when you move out (Not including wear and tear from the normal use or aging). If it is **severely stained or damaged**, the repair cost to restore the room to its original state must be covered by the tenant.
- As a general rule, the “deposit” paid to the landlord when closing the contract is fully returned when moving out. However, if the restoration (cleaning/repair) costs are required, it will be deducted from the deposited amount. If the restoration costs exceed the deposited amount, **additional fees will be charged**.

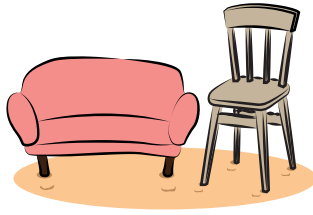


POINT
02

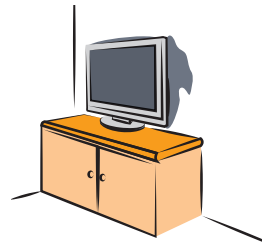
Who needs to cover the expenses in the following cases?

To be covered by the landlord

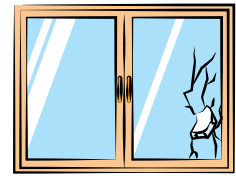
Wear and tear from the normal use and aging



Dents on the floor from furniture



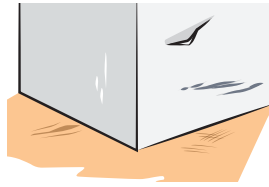
Black smudges on walls behind TV and other equipment



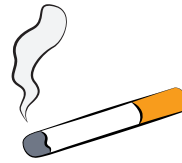
Sheets of glass broken by earthquakes

To be covered by the tenant

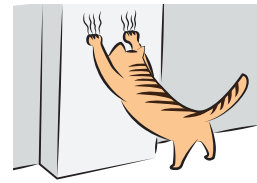
Wear and tear beyond the normal use



Scratches and dents caused while moving in/out



Tar stains and cigarette odor



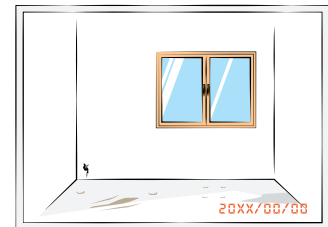
Damages and odor by a pet

POINT
03

Ways to prevent trouble

■ When moving in

- If possible, check the original state of the room with **the landlord and realtor**.
- **Check for scratch marks and blemishes** and **take photos with date stamps**. (It would be even better if you take a copy of the floor plan and mark where they are)
- **Read the contract thoroughly**, as some contracts include special stipulations, such as “cleaning costs are to be covered by the tenant”.



■ While residing

- Clean frequently and be careful not to grow mold or build up grease stains.
- Do not have a pet if “pets are not allowed” or do anything that **would breach the contract**.



■ When moving out

- Take out all your belongings and clean your room thoroughly.
- Check the state of your room with **the landlord and realtor**.
- If you are asked to cover the repair expenses, check what needs to be repaired carefully and **ask for an explanation if you disagree**.

