

YNU Ooka International Residence Housing Rules

Please read the following housing rules carefully. After reading the terms and conditions put check mark in the check box of each paragraph. Please write your name and room number and put your signature on the last page.

Check example: ☒

1. Room usage purpose ☐

- ① The room is designated solely for living purpose and cannot be used for any other purpose like office, shop or meeting room.
- ② Overnight stay by a non-contractor except for contractor's relatives (spouse, parents, brothers and sisters only) is strictly prohibited. Room use and overnight stay by a non contractor as a serious violation of trustful relation will be punished and lead to a move out order. (advanced notice to the Management Office required in case of relatives' overnight stay)

2. Room Rent ☐

- ① Monthly room rent is 79,000 Yen.
- ② Monthly management fee is 7,700 Yen.
- ③ The room rent and management fee due for the next month (Total 86,700 Yen) is payable by bank transfer on a last day of each month. Please transfer the amount to the following bank account to reach the account by 3:00 P.M. (Concerning an automatic bank transfer or credit card payment please inquire at the Management Office).

MUFG Bank

Nishi-Shinjuku branch, Saving Account 3543782

Name of Account: Sekisui House Sha Maison PM Tokyo, Ltd.

- ④ If the last day of the month is a holiday, please make the transfer on a day before also to reach the account by 3:00 P.M.

⑤ The management fee includes internet fees.

⑥ Monthly utility bill payments (gas, water and electricity) are payable directly by resident to providing companies. (Please contact management office if you need any language support to have the service started).

⑦ Motorbike parking lot charges are due on the every last day of the month by 3:00 P.M. Please transfer them together with room rent and management fee

⑧ Frequent nonpayment or delay in payment of rent and may lead to eviction as a result of violation of trustful relation.

⑨ Rent once paid cannot be refunded under any condition.

3. Deposit ☐

① The amount of deposit is 86,900 Yen (tax included).

※119,900 Yen (tax included) if living with your own child.

② The deposit includes the basic room cleaning fee on move-out and contract procedure administrative fees. Basic cleaning covers the cost of cleaning in order to prepare the room for the next prospective resident. Costs of wallpaper, carpet and fittings repair due to intentional or negligent damage by resident, repair and replacement cost due to damage or loss of equipment supplied as well as the cost of disposal of leftover items will be charged to residents separately.

③ Whether moving out at the time of contract expiration or during the contract period prior to expiration the deposit is not refundable under any condition.

4. Bicycle, Motorbike, Car Parking Lot ☐

① Bicycle parking lot can be used free of charge.

② Usage of bicycle parking lot is subject to an agreement and registration. In order to use the bicycle parking lot please contact Management Office in advance to complete necessary registration procedures. Not permitted bicycles will be disposed immediately without prior notice.

③ Motorbike parking lot is available for a monthly charge of 2,200 Yen (Tax included).

- ④ Usage of motorbike parking lot is subject to an agreement and registration. In order to use the motorbike parking lot please contact Management Office in advance to complete necessary registration procedures. Not permitted motorbikes will be disposed immediately without prior notice.
 - ⑤ There is no car parking lot available for students, post-doctors or visitors. Please inform the management office in advance if you wish to use the parking lot temporarily for specific purpose such as moving heavy luggage.
 - ⑥ Parking bicycles is forbidden on the neighboring streets and in front of convenience store. Please use the designated bicycle parking lot.
 - ⑦ Bicycle parking except the designated areas is strictly forbidden. Bringing in bicycle to hallways, communal areas and private room is forbidden.
5. Re-contract procedure ☐
- ① If you wish to re-contract please submit a “Re-contract Application Form” one month prior to termination of your contract to Management Office.
 - ② A Re-contract Fee of 16,500 yen (tax included) is required for the procedure.
 - ③ In case of non-submission of “Re-contract Application Form” the contract termination date is the move-out date.
 - ④ “Re-contract Application Form” is not always automatically accepted. Repeated nonpayment or delay of rent payment as well as violation of housing rules may result in rejection of the re-contract application.
 - ⑤ Maximum term of residence of the postdoctoral researchers is for 2 years. The total length of residence must not exceed 2 years.
6. Contract cancellation prior to termination ☐
- ① If you wish to cancel the contract during the term of the contract please submit a “Cancellation Notice” 1 month before the wished cancellation date to the Management office. The cancellation of the contract during the term of the contract will not be accepted unless the “Cancellation Notice” is submitted.
 - ② One month rent and management fee will be charged from the date of submission of “Cancellation Notice”.
- ③ Deposit is not refundable even in the case of cancellation of the contract before termination.
7. When Moving-in -Important Instructions ☐
- ① Please notify your move-in time in advance. The check of room equipment and condition of the room interior will be conducted in the presence of Manager or administrative staff prior to the move-in.
 - ② If you are not able to move-in within the business hours of Management Office the abovementioned room check will be conducted on the next day after move-in. Please be sure to take time to allow this room check latest within 3 days after move-in.
8. When Moving-out- Important Instructions ☐
- ① Please notify your move-out time in advance. On your move-out Manager or administrative staff will do the room check against the loss or damage of room equipment, damages of wallpaper, carpet, and fixtures and check any leftover items.
 - ② Any costs for fixing the damages and disposal of leftover items found during the room check will be charged to resident.
 - ③ If you are not able to have a move-out check within the business hours of Management Office, the room check can be done on a day prior to your move out. Please be sure to take time to allow this room check at least within 3 days prior to your move out.
9. Guests and Visitors ☐
- ① Visitors except for contractor’s relatives (spouse, parents, brothers and sisters only) are permitted only between 9:00 and 22:00. Moreover the visitors must sign the Visitors’ sign list each time when entering the property.
 - ② Please submit an advanced notice to the management office in case of your relatives’ overtime visit or overnight stay.
 - ③ If you intend to invite more than one friend (guest) please do consult Manager in advance. Also please mind other residents when using the common area.

10. About Non-Smoking ☐

- ① Smoking is completely forbidden in the building and on the premises except the designated “Smoking Areas”.
- ② Smoking is forbidden in private rooms, balcony, roof garden, and all outdoor premises. Please use the designated “Smoking Areas”.
- ③ Please observe the smoking rules. Repeated smoking outside “Smoking Area” will result a move-out order.

11. About Alcohol Drinking ☐

- ① Consumption of alcohol is permitted only in private rooms. Alcohol consumption in common area is strictly prohibited.
- ② Even in private rooms consumption of alcohol by minors under the age of 20 is prohibited by the Laws of Japan.
- ③ Even in private rooms please refrain from loud drinking in a large number of people which could cause disturbance to neighborhood and other residents.

12. About Garbage Disposal ☐

- ① Please separate the garbage into burnable, non-burnable and recyclables and dispose them on a designated day, time according to categories set by Yokohama City garbage disposal guidelines distributed in advance. It is forbidden to bring in your room garbage to the garbage bins in the common area and kitchen lounge. Please dispose your garbage to the garbage station.
- ② Garbage not separated according to the guidelines will not be collected.
- ③ Repeated violators of garbage disposal rules will be expelled.
- ④ Please consult Management Office if you intend to dispose any oversized garbage and follow the disposal instructions. The cost of disposal of oversize garbage is payable by resident.
- ⑤ During move-out Manager or administrative staff will make sure whether the garbage disposal complies with the rules.
- ⑥ Disposal of oversized garbage without permission is forbidden by law. Violators if found will be expelled.

13. Use and handling of fire ☐

- ① Due to risk of fire the use of candles and incense on the premises is strictly forbidden. Resident will be made liable for any damage caused by fire to the building, room and equipment due to negligent or intentional action and charged for full or partial cost of repair.
- ② Activities or plays with the fire including bonfires and fireworks are strictly forbidden on the premises.

14. Rental Services ☐

- ① In order to use rental items please follow the procedures set by the Management Office.
- ② Please be sure to return the rental items to the Management Office within the set time.
- ③ Please use the rental products with care. Compensation expenses for any damage and/or loss of rental items due to negligent or intentional action by the resident will be charged.
- ④ Subletting of rental items to a third party is prohibited.

15. Mail and Luggage Services ☐

- ① Management office will temporarily receive and keep courier or registered mail on behalf of residents upon requests.
- ② Please be sure to come to the Management Office during the office hours to pick up delivered goods within 2 days after receiving the notice. Items not picked-up may be returned to the delivery company.
- ③ Items that can be received and kept in the Management Office are limited to courier delivery and registered mail. Due to limited storage space we cannot response to personal requests for luggage temporary storage.
- ④ C.O.D. mail and packages containing raw material or frozen goods cannot be received.

16. Room maintenance ☐

- ① Please keep your room clean and tidy. Keeping the room and in-room facilities clean is the responsibility of the resident.
- ② Please ventilate the room by opening the windows and closet door regularly in order to prevent mold, condensation and outbreak of harmful insects.
- ③ Please ventilate the room properly, since the resident will be made liable for the damages due to indoor mold and charged the repair costs. If you experience condensation and mold even when keeping the room thoroughly ventilated please contact the Management Office.
- ④ Never keep the rubbish for a long time in the room but dispose them to the garbage station on designated day and time. Keeping the rubbish in the room for a long time can cause an outbreak of cockroaches and other harmful insects. In the event the cockroaches or other insect outbreak due to dirt and rubbish in the room harmful insect extermination (disinfection) fee will be charged.
- ⑤ It is forbidden to keep garbage and any other items on the balcony. Please dispose garbage to garbage station.
- ⑥ Please refrain from attaching posters, stickers or hooks to the walls and ceiling. Also it is strictly prohibited to drive nails into the wall. In case the wallpaper demands replacement due to pushpin and hook holes in the wall the replacement cost will be charged to resident.
- ⑦ Please refrain from attaching hooks by double-face tape on walls and doors.
- ⑧ It is strictly prohibited to make alterations in the room.
- ⑨ It is prohibited to put washing machine on the balcony. Resident is liable for any damage due to water leakage by installing a washing machine.

17. Usage of toilet ☐

- ① Use proper toilet paper suitable for water flushed toilet to prevent toilet failures, sewage clogging and bad odor. It is strictly forbidden to flush down sanitary napkins, baking paper, tissue paper and food waste into the toilet.
- ② For sanitary reasons please clean the toilet on a regular basis.

- ③ Plumbing repair charges of the toilet clogged intentionally or due to resident's negligence will be charged to the resident.

18. Notes when going out ☐

- ① When going out please switch off all electric appliances. Especially please do not forget to switch off the air conditioner.
- ② Never leave the tap water running or go out leaving the window open. Damage caused in the event of water leakage will be the liability of resident.
- ③ Please submit a "Long Term Absence Notice" notice to Management Office when going on a trip or back to your home country and intend to stay away for more than a month.
- ④ When leaving for a long time please remember to pay rent and electricity before your departure.
- ⑤ In case of rent nonpayment during a long term absence without submitting of "Long Term Absence Notice", or long time inability to contact, Management might enter the room for security reasons.

19. Disaster and Crime Prevention Measures ☐

- ① Please keep the door securely locked and pay attention to fire.
- ② When using the kitchen please pay attention to fire and accidents.
- ③ The management company will conduct room fire inspection drainage pipes cleaning and various inspections on a regular basis. Inspection schedule will be announced occasionally. Even during your absence the inspection staff will enter the room for the inspection.
- ④ In case of water leakage, strange noise, odor or other emergency the Management Company staff may enter the room without prior permission from the resident.
- ⑤ Please follow and cooperate to Management Company instructions concerning fire, disaster prevention and sanitary inspection, drills and repairs.

20. Notice Board and Mailboxes ☐

- ① Inspection schedules and important announcements will be posted on a notice board on the ground floor. Please check the notice board regularly.
- ② Important documents and information and luggage/mail notices will be put to your mailbox. Please check your mailbox daily.

21. Common Facilities Usage Time ☐

- ① Culture Hall
8:00~22:00 Open 22:00~8:00 Closed
- ② Kitchen Lounge
As a general rule, kitchen lounge is only available for 1R residence.
- ③ Laundromat (Coin Laundry)
As a general rule, Laundromat is only available for 1R residence.
- ④ Coin Shower
As a general rule, Coin shower is only available for 1R residence.
- ⑤ No time limits apply to other communal areas such as hallways and stairs, however loud talking and annoying behavior to other residents is forbidden.

22. Other restrictions on use of shared facilities ☐

- ① Please use TV, laundry, kitchen and other rental equipment properly according to its usage, and mind other residents. Pay attention when using shared equipment, which is provided for everybody's use.
- ② It is forbidden to leave personal belongings in common areas like stairways, hallways. Since these common areas serve as an evacuation route in case of emergency please keep them clean and free from personal belongings.

23. Other restrictions forbidden acts ☐

- ① Using emergency stairs except for the emergency cases.
- ② Entering the restricted areas such as rooftop, vacant rooms, etc..
- ③ Bringing in heavy objects (large safe piano), hazardous materials (guns, kerosene heaters) or acts that would disturb or endanger neighbors.

- ④ Parties in the room and acts that would disturb other residents and neighbors.
- ⑤ Annoying other neighborhood by noise and vibration.
- ⑥ Behavior violating public order and morality.
- ⑦ Installing and usage of equipment that affect capacity of power and water supply equipment.
- ⑧ Playing mahjong and musical instruments annoying other residents and neighborhood.
- ⑨ Raising and/or temporarily bringing in dogs, cats, birds, fish and any other animals.
- ⑩ Bringing in and using drugs.
- ⑪ Posting the nameplate in other than specified place, or displaying other name than the contracted resident.
- ⑫ Display any characters on the door, balcony handrail, outer wall or window.
- ⑬ If the resident is found a member or associated member of mafia gang as prescribed by law concerning the prevention of improper conduct by gang members, organizing and/or participating in the meetings of such organizations the contract will be annulled.

24. Patrols and inspections ☐

- ① Management reserves the right to check and verify whether the above rules and regulations are being observed properly. In case of suspicious behavior and queries of rule violation the Management might inspect the room.

25. Management Office Business Hours ☐

Open: Monday~Friday 9:00~18:00

Closed on Saturdays, Sundays and National Holidays

26. When moving out ☐

- ① If you wish to cancel your contract during the term of the contract, a notification to the Management Office will be needed at least one month before the day you wish to move out. One month rent and management fee will be charged from the date of submission of the "Cancellation Notice".
- ② As this building is a YNU student dormitory, if you wish to move out at the end of the semester, you must move out latest by 25th in March (when you move out in spring) and 17th in September (when you move out in fall). Therefore, please be careful when to move to another student house or general property.

e.g. "Moving out of Ooka IR on October 3rd in order to moving into another apartment on October 3rd": ⇒In this case, he or she is not able to stay in Ooka IR until October 3rd, and has to move out by September 17th in order to provide the room to incoming students from the beginning of Fall Semester.

- ③ In the term from March 26th to May 31st / from September 26th and November 30th, contract cancellation will be limited; If you are leaving on or after March 26th (when you move out in spring), the rent payment until May 31st will be needed. If you leave on or after September 25th (when you move out in fall), the rent payment until November 30th will be needed.

e.g. "Moving out of Ooka IR on November 25th in order to move into another apartment on November 25th": ⇒In this case, he or she is not able to terminate the room contract on November 25th, and the rent payment until November 30th will be needed even if the actual move-out date is November 25th.

- ④ In case the academic calendar changes, the latest moving-out date may change and it may be earlier than indicated in this housing rules.

27. About final rent and management fee payment ☐

- ① Full month rent and management fee payment is required for the final month of the contract regardless of on what date of the month the contract is terminated.
- ② Overpaid rent and management fee for the remaining days of the month after termination date will be refunded to residents' own bank account following the completion of room inspection and accounting process.
- ③ Refund process takes approximately 3 to 4 weeks.
- ④ Refund amount will only be transferred to bank accounts in Japan. Refund will not be made to over-sea bank account or by cash.

28. Loss of residence eligibility ☐

- ① In case of losing the status (includes repeating a year, leave of absence, suspension over 3 months) at YNU (or other educational institution you belong to), you will lose the residence eligibility at Ooka International Residence and must leave the property immediately. In case of repeating a year, re-contract for one year at longest may be allowed if YNU's approval is received.
- ② Frequent violations or a serious violation of the housing rules will lead to a move-out order after consultation by the university and the management company.
- ③ Any act of discarding the honor of YNU and/or other inappropriate act as a YNU dormitory residents will lead to a move-out order upon consultation between YNU and the management.

29. Reporting obligation for emergency calls ☐

In the event that a Resident makes an emergency call to the Police (dial 110) or the Fire Department/Ambulance Service (dial 119) due to theft, unauthorized entry, suspicious persons, fire, sudden illness, or any other incident requiring urgent attention, the Resident shall report the details of such call, along with the circumstances of the occurrence, to the Management Office. The timing and necessity of such reporting shall be determined in accordance with the classification and urgency level specified in the table below.

<Classification of Emergency Calls and Reporting Requirement to the Management Office>

Contents of the Call to 110 / 119	Urgency Level	Reporting Requirement
Unauthorized entry by suspicious persons / suspicious individuals on the premises	High	Report to the Management Office immediately after making the emergency call
Acts of violence, threats, or intimidation		
Fire / fire alarm activation		
Serious illness or injury requiring an ambulance (for example: loss of consciousness, heavy bleeding)		
Stalking or persistent harassment	Medium	Report to the Management Office the next day or on the next business day (If the situation is urgent, such as being followed to the Residence, report immediately)
Theft or loss within the Residence		Report to the Management Office the next day or on the next business day
Minor illness or injury		
Damage or loss caused by fraud or dishonest sales practices		
Noise problems from neighbors		
Domestic disputes between spouses or family members	Low	Reporting is optional
Loss of personal property within the Residence		

*High urgency — To ensure safety and prevent further damage inside the building, report to the Management Office as soon as possible, even late at night or on holidays.

*Medium or low urgency — Normally report the next day or the next business day. Reports can be made in writing or by email.

I have understood “YNU Ooka International Residence Housing Rules” and herewith I promise to strictly observe them. Moreover I am aware that in case I am subject to be expelled from the Residence due to violation of the rules I shall understand and not object.

_____Y_____M_____D

YNU Ooka International Residence Room #_____

Full Name_____

Signature_____