

1 Housing

Housing is an important part of a satisfying and comfortable university experience for international students. Some international students at TUMSAT live in student dormitories on campus, while others choose to rent a private apartment.

When moving into a private apartment, it is very common in the Tokyo area to pay the equivalent of up to two months' rent as a security deposit (part of which is returned to the tenant when moving out), a similar amount in "key money," and the equivalent of at least one month's rent to the real estate agent as a service charge (when renewing the lease, which normally takes place every two years, it is common to impose a service charge equivalent to one month's rent). Please note that apartments in Japan usually come unfurnished.

● Housing Guarantee Program for International Students

(<https://www.jees.or.jp/crifs/index.htm>)

When renting a private apartment, a guarantor is usually required. If you intend to ask your academic supervisor to be your guarantor, please use this program. By enrolling in this program, you are automatically covered by a tenant's liability insurance in case of accidents such as fire or water leakage. Since this liability insurance does not cover compensation for personal belongings damaged in a fire or in a case of water leakage, it is recommended that you also enroll in a separate fire insurance plan. The insurance premiums of this guarantee program are ¥4,000 for a one-year contract, or ¥8,000 for a two-year contract. When renewing your rental lease, please renew your Housing Guarantee Program for International Students as well. Moving to a different apartment requires re-enrollment in the program. When canceling a rental contract, you should notify the International Students Section as soon as possible.

The procedure for renting a private apartment is as follows:

1. Select an apartment through a real estate agency.
2. Pick up an insurance-premium payment slip at the International Students Section and pay the premium at a post office.
3. Bring your receipt to the International Students Section and ask for a membership certificate.
4. Ask your academic supervisor to complete the joint guarantor section of the rental contract.
5. Submit the contract to the real estate agency.
6. Upon finalization of the contract, bring a copy to the International Students Section.

2 Dormitories for international students

● Seiyō Dormitory (Shinagawa Campus)

Seiyō Dormitory is a residential facility located on the Shinagawa Campus, which began operations in April 2026. The building has 10 floors and 352 rooms.

Room Types and Fees

Room type	Dormitory Fee	Shared Facility Charges	Notes
Single Room A (approx. 9m ²)	¥40,000 per month	<ul style="list-style-type: none"> Shared facility fee (utilities) Laundry fee (¥300 per use) 	Shared shower, toilet, dining room, and kitchen (shared by 12 residents)
Single Room B (approx. 13m ²)	¥65,000 per month	<ul style="list-style-type: none"> Laundry fee (¥300 per use) 	
Couple Room (approx. 26m ²)	¥80,000 per month		
Family Room (approx. 39m ²)	¥110,000 per month		

* Utility costs for each room are charged separately.

* A deposit equivalent to one month's dormitory fee is required upon move-in.

● Kaiō Dormitory (Etchujima Campus)

Kaiō Dormitory is located on the Etchujima Campus. It consists of four male dormitory buildings and one female dormitory building, with a total capacity of 334 residents.

Room Type and Fees

Room Type	Monthly Fee	Other Fees	Notes
Single Room (approx. 12.5m ² per person)	¥14,500 per month	¥37,000 (one-time payment)	Two students share one room (with partition)

● Maximum Period of Residence (Seiyō & Kaiō Dormitories)

Privately financed international students:

Undergraduate students, research students, and master's students – up to 2 years

Doctoral students – up to 3 years

Japanese Government (MEXT) Scholarship students, foreign government-sponsored students, and JICA students: Up to 1 year (Up to 2 years for MEXT students scheduled to stay for 5 years)

Former residents: Within the period designated by the university (one year or six months)

● Other dormitories for international students

When vacancies become available, recruitment information will be posted on the university website under “Accommodation for International Students.”

<https://www.kaiyodai.ac.jp/international/foreignstudents/>

3 Formalities for moving in/out

There are several points to keep in mind when looking for or changing rental accommodation in Japan; below are a number of things we recommend that you take into account.

Before You Move Out of Your Accommodation

- When you have decided to move out, read the lease contract carefully so that you clearly understand the cancellation conditions and follow the proper steps in cancelling your contract.
- Cancel all services contracted at your current residence for electricity, gas, fixed telephone, and Internet, and pay the fees for the month of your move. Carefully confirm the payment procedures for the final month and make sure to pay in full.
- Before you move out, clean the accommodation. Remember to dispose of your garbage.
- Important: Remember that in Japan the deposit is not always returned in full. Please settle your account when you cancel your rental contract.

Before You Move In to Your New Accommodation

- Before you move in, inspect the interior carefully and report any problems concerning the interior or fixtures that might become an issue when you move out, such as scratches on the floor or on the walls.

Important: What to Do on the Moving Day or Immediately After

Not completing the following procedures properly will cause problems within and outside the university. Please be sure to complete these procedures when moving.

1. Please bring your residence card to the municipal office at your new address and complete the designated change-of-address procedures within 14 days of moving to your new address. Also inform the International Students Section of your change of address.
2. Return your current National Health Insurance card to the municipal office of your former address (sending the card by mail is acceptable). Complete new enrollment procedures for National Health Insurance at the municipal office of your new address. If you maintain health insurance membership in two locations, you will be billed twice. If you move within the same city, simply complete the address change procedure.
3. Obtain a request form for forwarding your mail at the post office and file notification of your change of address.
4. Complete change-of-address procedures for your bank account, mobile phone (if you have one), and credit cards (if you have any).
5. Change your address by the university academic system “Live Campus.”

4 Permission to engage in part-time work

If you work part time, you must apply for Permission to Engage in Activity Other Than That Permitted at the Tokyo Regional Immigration Bureau. Part-time work by international students is permitted in cases that meet the conditions listed below. Note, however, that international students will only be given permission if it is thought that the part-time work in which they plan to engage will not obstruct their original objective as international students.

- Working hours: 28 hours or less per week (during long-term holidays, up to eight hours per day).
- Part-time work in the adult entertainment industry is not permitted.
- Tax-exemption programs are available if an Application Form for an Income Tax Convention is submitted at the tax office. For more information, please ask your local tax office.

(**note:** After you receive the permit to engage in part-time work, please file a Report of activities other than those specified under visa status, as well as a copy of your permit, with the International Students Section.)

5 Student discounts, commuter passes and coupon tickets

Student Discounts (regular students only)

If undergraduate or graduate students travel more than 100 kilometers, they are eligible for a student discount boarding pass (called *gakuwari* – student discount – in Japanese), which allows for discounts of as much as 20% of the regular fare. Non-regular students are not eligible for this program. You can obtain a student discount certificate from the automated certificate issuing machine located on campus.

Commuter Passes (regular students only)

Undergraduate and graduate students can purchase student commuter passes for use on trains and buses upon presenting a student commuter pass certificate, which can be obtained from the automated certificate issuing machine. Please note that only one certificate is issued per year.

Student commuter passes can be bought at the station where you usually board or any ticket vending location between your boarding station and the university; you will need to show your student ID card and the relevant certificate (please be sure to write the necessary information on the back of your student ID card). If there is a change in your address or the route you use to get to the university, please notify the Student Support Section.

*As of April 1, 2024, the school commuter pass certificate will be checked only once when purchasing a new commuter pass. After that, commuter passes can be purchased continuously from ticket vending machines.

Non-regular students are not eligible for student commuter passes. They should purchase a general commuter pass or frequent user coupon tickets. Please note that it is punishable by law to purchase commuter passes illegally or to lend your pass to another person.