

GTN Real Estate Website
[Best-Estate] Japan Housing Search Platform for Foreigners

Please log in to Google Classroom with your Geidai account and access the URL posted in the International Students Online Desk on [Google Classroom](#). (Class Code: "s5slrnu")

(Reference Information) [\[Best-Estate\]: Tips and Information about Apartment Hunting in Japan](#)

GTN Rent Guarantor Service
GTN (Global Trust Networks) | Rent Guarantee and Housing Search Services for Foreign Residents:
Rent Guarantor for Apartments, Condominiums, Offices, and Shops

[Steps for Finding Housing through GTN]

- 1) Search for properties on the rental property information website in Google Classroom and make inquiries via the website.
- 2) A staff member from GTN's Real Estate Division will contact you.
- 3) After discussing your desired conditions, the property will be recommended to you.

<GTN Rent Guarantor Service for Geidai>

International students, researchers, and faculty members of Tokyo University of the Arts are eligible for this service at a special rate.

Annual Guarantor Fee:

At the time of a new lease contract: 30%~100% of the total monthly rent

- Total monthly rent includes rent and maintenance fees.
- The minimum guarantor fee for the first year is 15,000 yen.
- The guarantor fee may vary depending on whether special terms are included in the contract.

At the time of renewal (from the second year onward): 10,000 yen annual or 1,000 yen or more per month

Guarantee Coverage:

- Overdue rent (up to 48 months of monthly rent)
- Cost of removing items left behind
- Cost of storing items left behind, etc.

*The following are not covered:

- Rent for the period until the removal of remaining items and restoration of the property to its original condition
- Costs for restoring the property

Foreign Language Support by Phone (Free):

GTN assists with communication between landlords/management companies and tenants.

Lifestyle Support (TRUST NET 21):**Available languages:**

- 24 languages including English, Chinese, Korean, Vietnamese, etc.
- Business hours: 24 hours a day
- Phone: 03-5155-4674 (Open 7 days a week, except New Year holidays)
- Email: support@gtn.co.jp
- Examples of support:
 - Explanation of procedures for setting up/canceling utilities when moving in/out
 - Explanation of procedures for canceling or renewing a lease contract
 - Issues related to garbage disposal, noise, and other nuisances to neighbors
 - Changing tenant contact information and coordinating communication during long-term absences, etc.
- **Reference:** [TRUST NET 21](#)