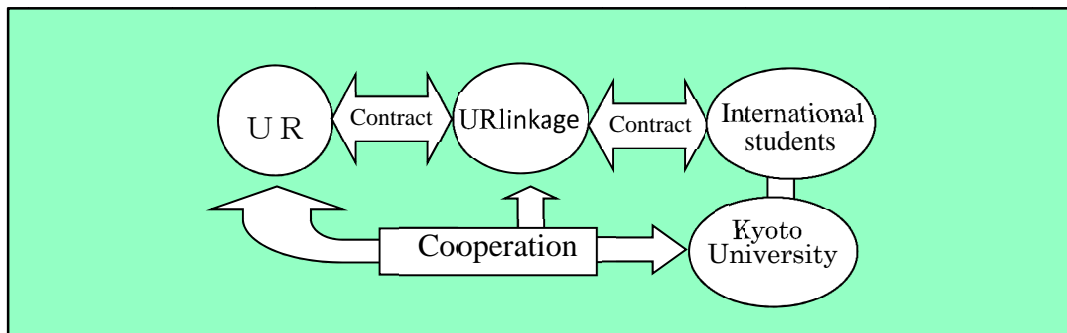


UR Rental Housing
(Rakusai Shinbayashi Location)

Welcome Guide

This UR Rental Accommodation Guide is for the housing support for International students and researchers in Kyoto University. Kyoto University cooperates with UR Urban Agency and UR Linkage to supply affordable housing for the individual needs.



What's UR?

UR Urban Agency (Urban Renaissance Agency of Independent Administrative Institution) is founded to supply urban houses and apartments for workers *in the suburbs* in 1955 as national housing policy.

UR Urban Agency manages and considers the safety of over 750,000 houses and apartments in Japan. "UR" is an abbreviation of Urban Renaissance agency. UR manages over 210,000 of UR Rented Accommodation in Kansai Area alone.

Advantages of UR Rental Accommodation

- ① No Key Money
- ② No Commission Fee
- ③ No Renewal Fee
- ④ No Guarantor
- ⑤ Available for House sharing
- ⑥ No initial procedures for setting utilities
- ⑦ Life Support System

①②③needs a security deposit, the amount equal to one month rent



⑤It's available for room-sharing.

※2DK (Two rooms, dining and kitchen) accommodates up to two people.

⑥Utilities including electricity, gas and water are ready at the moving in day.

※UR does initial procedures for setting up utilities on behalf of new tenants.

Plan

| | |
|---|--|
| Name of the Location | Rakusai Shinbayashi Location |
| Address | 4 Oenishishinbayashi Cho, Nishikyo-ku Kyoto City Kyoto Prefecture |
| Construction | 5 stories reinforced concrete construction without elevator |
| The initial management date | September, 1976~January, 1978 |
| Earthquake Endurance Test | Satisfies the governmental earthquake endurance code |
| Rent including rental furniture | 49,600yen ~ 50,700yen |
| Management fee | 6,000yen |
| Unit size | 40 m ² 2DK-ア(2 rooms with Dining and Kitchen) |
| Fixed furniture and appliances | One air conditioner, cooking stove, ceiling lights, window coverings |
| <p>Floor Plan</p>  |  |

Room models ※These images are for illustration purposes only.

〈 Rakusai Shinbayashi 〉



The Cost of Renting UR Housing

◆The Brake down of the Initial Cost

| Item | Receiving party | Amount | Note |
|---------------------------------|------------------|---|-------------------------------------|
| Deposit | UR Linkage | Same as one month rental | |
| Prorated monthly rent | UR Linkage | Only pays for the actual number of the days you stayed on the first month | calculated based on 30 days a month |
| Prorated monthly management fee | UR Linkage | Only pays for the actual number of the days you stayed on the first month | calculated based on 30 days a month |
| Housing Insurance fee | UR Linkage | Only pays for the actual number of the days you stayed on the first month | Needs to be renewed once a month |
| Internet installation fee | Service provider | Only if the tenant uses | |

※The initial cost will be paid to UR Linkage upon the day of the contract

◆The List of Monthly Payments

| Item | Receiving party | Amount |
|---|--------------------|-----------------------------|
| Rent | UR Linkage | 49,600yen~50,700yen |
| Management fee including rental furniture | UR Linkage | 6,000yen |
| Housing Insurance | UR Linkage | 440 yen/ month |
| Water usage | Kyoto Water beurow | Depends on individual usage |
| Electricity usage | Kansai Electricity | Depends on individual usage |
| Gas usage | Osaka Gas | Depends on individual usage |
| CATV usage | Rakusai Cable TV | Optional |
| Internet charges | Service provider | Optional |
| Telephone charge | N T T | Optional |

※Monthly payment to UR Linkage: The rent and Management fees are automatically withdraw from tenant's Japan Postal Bank account on the 10th of every month.

※ Please find contact number for the services above on page 12.

Important Notes about UR Rental Apartment

One-Year Contract

Tenant should know...

◇Contract Term

The Contract Term is one-year.

Unless there is the notification of vacating from either the tenant or UR Linkage, the contract will be automatically renewed for the next one-year term.

◇Tenant Responsibilities

The tenants have to followed the rules and regulations that set by the management company as UR Linkage.

◇Repair Duties

The tenant is responsible for the repairing and renewing tatami, shoji, fixture, ceiling and wall damages as well as fixing the damages for the rental furniture and appliances with the tenant's cost.

◇Restoration Duty

If the tenant damages the unit including any fixture, rental furniture/appliances, or renovated the unit without UR Linkage's permission, it is the tenant's responsibility to restore with the tenant's own cost.

◇Permission from UR Linkage

UR Linkage's permission is necessary, when the tenant remodels or alternates the interior of the unit.

◆Notification to UR Linkage

The tenant must notify UR Linkage through Kyoto University International Service Office:

When the tenant damages the unit including fixture, rental furniture and appliances.

When the tenant lose the status of Kyoto University student or researcher.

When the tenant lost a key for the unit, the key cylinder has to replace for the security purpose with the tenant's own cost.

◆Prohibition of Subletting

UR strictly prohibits the tenant from subletting the unit. Also non- contractor(s) is not allowed to share the unit with the tenant.

◆No Pet

Having pet(s) in the inside or outside of UR property is prohibited.

◆Noise

Disturbing roommate and neighbors with loud noise is not allowed in the property. Please use your best judgment to keep public order.

◆Termination of Rental Contract

UR Linkage is entitled to terminate the rental contract for the following reasons:

When the tenant fails to pay the rent more than two months.

When the tenant commits any prohibited matter listed above.

When the tenant disturbs the community and public order.

◆Also available for House Sharing

This 2DK unit is also available as house sharing and move in with up to 2 individuals.

The change of tenants during the contracted term is not allowed.

The total monthly payment including rental furniture will be withdrawn from one of tenants' a Japan Postal Bank account.

When the one tenant moves out, the remaining tenant will be responsible of the total monthly payment.

The part of the deposit paid by the departed tenant will not be returned but it stays to the remaining tenant.

UR Linkage's Facilities and Services

◆Furnished Units

Please find page 3 for the list of furniture and appliances that come with the unit.

◆Cleaning furniture

Please clean furniture day by day. If it is too dirty, you need to pay the cost of restoration.

◆No initial procedures for setting utilities

UR Linkage sets up the utilities including gas, water and electricity for the tenant. **The tenant has to be on site at the gas installation.

Payments

◆Security Deposit

The security deposit is equal to one month's rent.

◇Management Fee (monthly)

Management fee is due every month in addition to the rent. The fee covers the costs for landscaping, cleaning, janitorial service, maintenance of the building and life support system as well as the use of electricity for the common area.

◇Utility payments(electricity, water and gas)

The tenant is responsible for the monthly utility charges.

◇TV Viewing

To watch local TV networks, it is necessary to subscribe cable TV (1,404 yen/ month) at the tenant's own cost. Optional

◇Internet Service

Internet service(fiber-optic system) is available upon the tenant request. The monthly usage is responsible by the tenant.

◇Renters Insurance

The enrollment of fire insurance, which designated by UR Linkage, is necessary.

Monthly Payment

◇Rent and Management Fee Payments

It is important to decide one Japan Postal Bank account for automatically withdraw of the rent and management fee payments between the roommates.

The rent and Management fee are automatically withdraw from the tenant's Japan Postal Bank account on the 10th of every month.

※Please kindly bear the bank remitting charges for funds transfer yourself.

※If the rental payment is delayed, the tenant is responsible for default interest of 14.56% per annum equal to the number of the delayed days.

◇The Rent and Management Fee shall be occurred on the day of key handover.

The first and the last month rents will be prorated for the number of days remaining for the first month. It is calculated based on 30 days a month.

At the Time of Moving Out

◇Notification of Moving out

Minimum of 30 days notice of intent to vacate is required. Please notify UR Linkage your date of moving out by e-mail to the following email address.

◇Cleaning at Moving out

Please clean the furniture before you leave.

◇Refund of Security Deposit

Security deposits will be refunded upon inspection and cleaning of the property. The cost of restoration and the last month of prorated rent will be subtracted from the security deposit. The balance will be refunded to the tenant's Japan Postal Bank account within the 45 days after the tenant's moving out day.

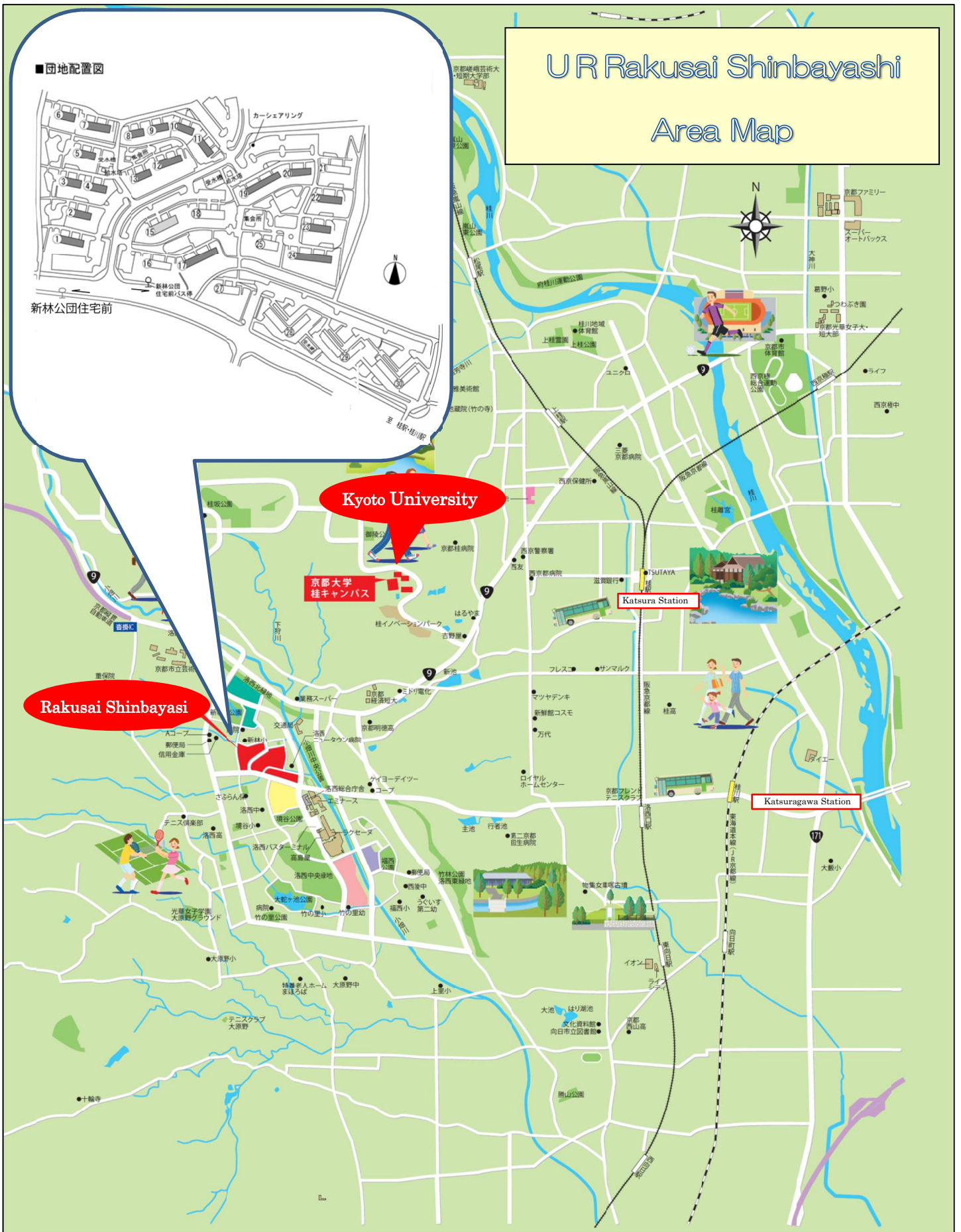
If deposit is insufficient, you will pay the deficit.

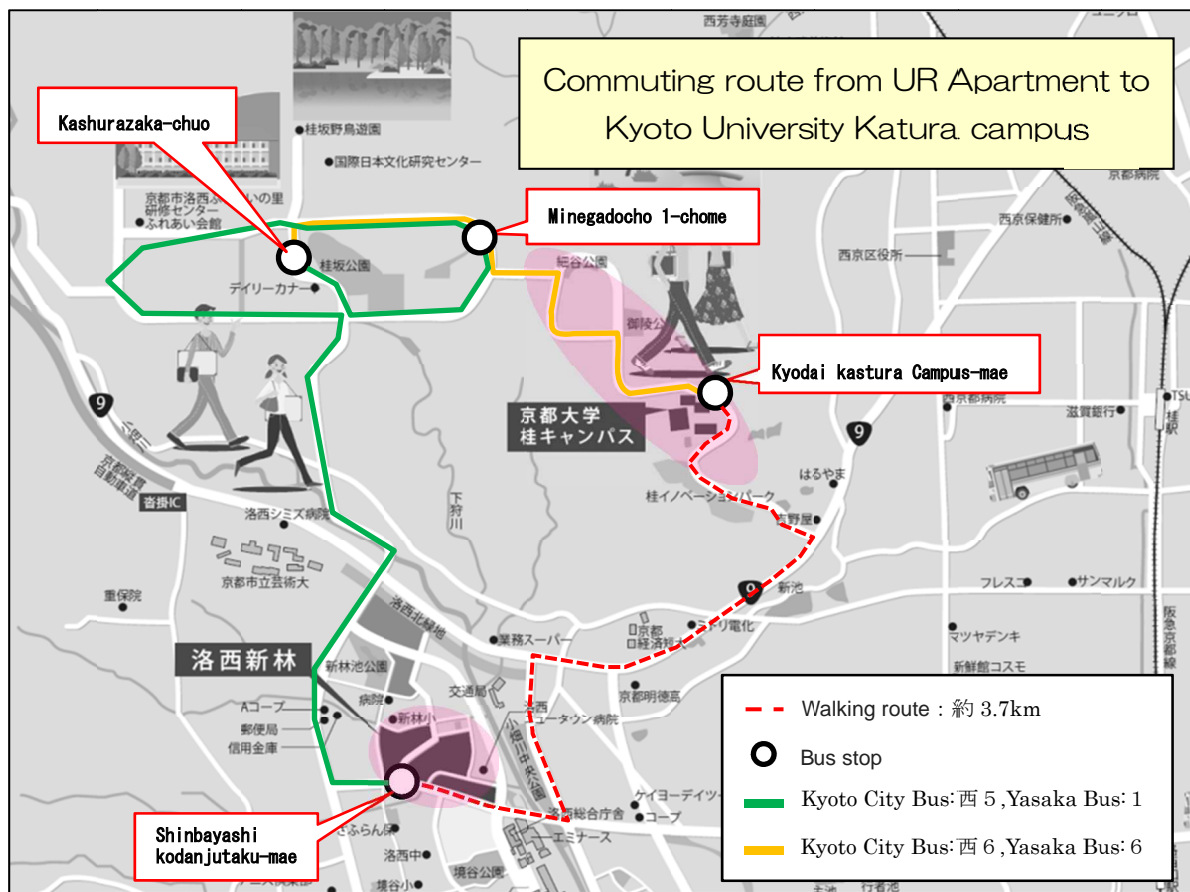
◇The Last Utility Payments

To make sure all the utility bills has paid before the tenant vacate the property, the tenant must turn in the receipts for the paid utility bills including electricity, gas and water to UR Linkage at the end of the contract date.

Contact Information

| | |
|--|---|
| Kyoto University International Service Office | 075-753-7614 • 5059 |
| Kyoto University Katsura Campus Foreign Student Section | 075-383-2050 |
| UR Linkage | 06-6949-5766 |
| UR Management Service Office | 075-331-5644 |
| UR Emergency call center | 06-6969-2151 |
| Tokio Marine Fire Insurance Company (Emergency call center) | 0120-199-110 |
| Police | 110 |
| Fire Station | 119 |
| Electricity (Kansai E. power, Kyoto Office) | 0800-777-8031 |
| Gas (Osaka Gas Customer Center) | 0120-8-94817 |
| Water (Kyoto City Water Bureau) | 075-392-8791 |
| Internet Service Providing Company | 0120-116116 (West Japan Tele.) 0120-92-5000 (KDDI) |
| CATV (Rakusai Cablevision) | 0120-141-125 075-331-1411 |
| NTT West Japan | 116 0800-2000116 |





Walking route

洛西新林団地
UR Rakusai
Shinbayashi

⇒

京大桂キャンパス
Kyoto University
Katura Campus

about 3.7km

Kyoto City Bus 西5番 bound for Katsurazaka-Chuo
Yasaka Bus 1番 bound for Katsurazaka-Chuo

bus route

新林公園住宅前
Shinbayashi
Kodanjutaku-mae

⇒

桂坂中央
Katsurazaka-Chuo

Transfer

桂坂中央
Katsurazaka-Chuo

⇒

京大桂キャンパス前
kyodai Katsura
Campus-mae

about 20min.

one-way fare: 190円

Kyoto City Bus 西6番 bound for Katsura Sta.(Nishiguchi)
Yasaka Bus 6番 bound for JR Katsuragawa Sta.

桂坂中央
Katsurazaka-Chuo

⇒

京大桂キャンパス前
kyodai Katsura
Campus-mae

about 12min.

one-way fare: 160円

新林公園住宅前 発

| 市バス 西5 桂坂中央ゆき | | | | |
|------------------|----|------------------|----|--------------------------|
| Katsurazaka-Chuo | | | | |
| 平日 Weekdays | 時 | 土曜日 Saturdays | 時 | 休日 Sundays & Holidays |
| お盆・年末年始を除く | | | | |
| | 5 | | 5 | |
| | 6 | | 6 | |
| 4 34 49 | 7 | 4 33 56 | 7 | 4 50 |
| 12 34 54 | 8 | 20 45 | 8 | 35 |
| 18 51 | 9 | 8 31 51 | 9 | 18 58 |
| 21 51 | 10 | 21 51 | 10 | 39 |
| 21 51 | 11 | 21 51 | 11 | 16 51 |
| 21 51 | 12 | 21 51 | 12 | 21 51 |
| 21 51 | 13 | 21 51 | 13 | 21 51 |
| 21 51 | 14 | 21 51 | 14 | 21 51 |
| 21 51 | 15 | 21 51 | 15 | 21 51 |
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| 0 21 51 | 20 | 17 47 | 20 | 23 |
| 20 50 | 21 | 17 46 | 21 | 20 |
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| 12 | 23 | 12 | 23 | 12 |

or

| ヤサカバス 1 桂坂中央ゆき | | | | |
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| Katsurazaka-Chuo | | | | |
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| 16 31 46 | 19 | 16 46 | 19 | 16 46 |
| 16 31 46 | 20 | 16 46 | 20 | 16 46 |
| 15 30 46 | 21 | 20 46 | 21 | 20 46 |
| 7 26 46 | 22 | 26 | 22 | 26 |
| 14 55 | 23 | 14 | 23 | 14 |

桂坂中央 発

| 市バス 西6 京大 桂キャンパス 桂駅西口ゆき | | | | |
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| Katsura Sta.(Nishiguchi) | | | | |
| 平日 Weekdays | 時 | 土曜日 Saturdays | 時 | 休日 Sundays & Holidays |
| お盆・年末年始を除く | | | | |
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| 43 59 | 7 | 25 54 | 7 | 25 54 |
| 15 31 57 | 8 | 24 54 | 8 | 24 54 |
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| 29 | 21 | 29 | 21 | 29 |
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or

| ヤサカバス 6 JR 桂川駅前ゆき | | | | |
|---------------------|----|------------------|----|--------------------------|
| JR Katsuragawa Sta. | | | | |
| 平日 Weekdays | 時 | 土曜日 Saturdays | 時 | 休日 Sundays & Holidays |
| お盆・年末年始を除く | | | | |
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| | 6 | 30 | 6 | 30 |
| 23 45 | 7 | 3 33 | 7 | 3 33 |
| 00 15 30 45 | 8 | 3 33 | 8 | 3 33 |
| 13 33 53 | 9 | 6 | 9 | 6 |
| 6 36 | 10 | 6 36 | 10 | 6 36 |
| 6 36 | 11 | 6 36 | 11 | 6 36 |
| 6 36 | 12 | 6 | 12 | 6 |
| 6 36 | 13 | 6 36 | 13 | 6 36 |
| 6 36 | 14 | 36 | 14 | 36 |
| 6 36 | 15 | 6 | 15 | 6 |
| 6 36 | 16 | 6 36 | 16 | 6 36 |
| 6 26 46 | 17 | 36 | 17 | 36 |
| 6 36 | 18 | 6 | 18 | 6 |
| 6 36 | 19 | 6 36 | 19 | 6 36 |
| 6 | 20 | | 20 | |
| 2 | 21 | | 21 | |
| 2 | 22 | | 22 | |
| 23 | 23 | | 23 | |