

【Before Contract Signing】

Items to prepare:

-2 Types of Identification Document (passport, driver's license, residence card, etc.)

-Affidavit/Declaration (Certificate of Residence)

An affidavit is a sworn statement of facts and circumstances as those facts and circumstances are known by the person giving the affidavit. It can be issued at Notary Public.

※Affidavit must have the following content recorded※

- Name
- Date of Birth
- Registered (Legal) Domicile
- Current Domicile
- Resident (Registration) Number/Passport Number
- Confirmed in writing that there is no mistake in person
- Notary Signature
- Individual's Signature

-Registered Personal Seal (if not, signature will be okay)

Personal seal must be registered in Japan and **Personal Seal Certificate** must be needed when in use.

Fees to prepare:

-Deposit

To indicate buyer's intent and willingness to execute the agreement laid out by the seller. The deposit is **approximately 10% of the property price** and will also act as a guarantee deposit for penalties that may be incurred.

-Interpretation Fee

Contract signing will take place in Japanese ONLY and the documents ("Important Matters" and "Purchase Agreement") will be written in Japanese ONLY. We ask for purchaser to hire an interpreter. It is important for a third person to interpret to the purchaser so act of injustice can be prevented.

If arranging interpreter is difficult, please tell us beforehand. We can help you arrange one.

※In case the purchaser cancels the contract signing for any reason, the payment of the cancelling fee will be the purchaser's responsibility.

-Stamp Duty

The stamp will be needed for the contract signing documents. The price will differ according to the price of the purchasing real estate.

【Before Settlement/Closing】

Fees to prepare:

- Agent Commission Fee (Brokerage Fee)

Half of **3% of property price before tax + 60,000yen + consumption tax 10%**.

-Judicial Scrivener Fee (Registration Fee)

The Judicial Scrivener will carry out the real estate registration procedure. The fee for registering real estate will be included in the judicial scrivener fee.

-Balancing Payment of Real Estate Tax (Prorate basis)

Real estate tax is calculated every year from January 1st. The purchaser will be charged to pay the real estate tax from the day of the settlement (closing).

-Outstanding Balance

The real estate price minus the deposit paid to the seller when signing the contract.

-Fire & Earthquake Insurance (Optional)

※For Apartment Purchasing ONLY:

-Balancing Payment of Maintenance & Management Fee (Prorate basis)