



Guarantee Entrustment Terms

保証委託約款

Version 1

These Terms set out the basic conditions of the rent guarantee (guarantee entrustment) provided by Toyo Meiji Co., Ltd. The specific scope and limits of the guarantee are set out in each guarantee entrustment contract.

This English version is provided for convenience. If there is any discrepancy between the English and Japanese versions, the Japanese version shall prevail.

Article 1 (Purpose)

These Terms set out the contract under which a tenant of residential property (the "Contract Holder") entrusts Toyo Meiji Co., Ltd. (the "Company") with guaranteeing the obligations the Contract Holder owes the landlord under the lease (the "Lease"), and the Company provides that guarantee (the "Contract").

Article 2 (Formation)

The Contract is formed when the Contract Holder submits the Company's application form, the Company approves it after screening, the Contract Holder signs the guarantee entrustment contract, and the initial guarantee fee is paid. The Company does not disclose its screening criteria or the reasons for its decisions.

Article 3 (Scope of Guarantee)

The obligations guaranteed by the Company are the following obligations owed by the Contract Holder to the landlord under the Lease, within the scope and limits set out in the guarantee entrustment contract:

1. Rent, common area fees, parking fees and other monthly charges
2. Restoration costs payable by the Contract Holder at move-out
3. Early termination penalties set out in the Lease
4. Costs of legal procedures relating to vacating the property
5. Other costs set out in the guarantee entrustment contract

Article 4 (Guarantee Period)

The guarantee period runs from the start date of the Lease until the Lease ends and the property has been vacated. The Contract continues if the Lease is renewed.

Article 5 (Guarantee Fees)

The Contract Holder shall pay the Company the following fees. There is no renewal fee.

1. Initial guarantee fee: an amount set by the Company between 80% and 100% (max. 100%) of total monthly rent, based on screening
2. Monthly guarantee fee: 2.5% of total monthly rent, every month

Fees paid are not refundable even if the Contract ends early, except as otherwise required by law.

Article 6 (Subrogated Payment)

If the Contract Holder fails to pay a guaranteed obligation, the Company may, at the request of the landlord (or management company), pay it on the Contract Holder's behalf ("subrogated payment").

Article 7 (Reimbursement)

When the Company makes a subrogated payment, the Contract Holder shall immediately reimburse the Company for the amount paid and related expenses. Late reimbursement bears delay damages at 14.6% per year.

Article 8 (Duty to Notify)

The Contract Holder shall promptly notify the Company of any change in name, address, contact details, employer or other registered information, or of any plan to terminate the Lease due to a transfer (PCS), return home or otherwise.

Article 9 (Exclusion of Anti-Social Forces)

The Contract Holder represents and warrants that they are not, and will not become, a member of an organized crime group or other anti-social force. If this is breached, the Company may terminate the Contract without notice.

Article 10 (Termination)

If the Contract Holder fails to pay guarantee fees, makes a false statement in the application, or otherwise seriously breaches the Contract, the Company may terminate the Contract after giving notice with a reasonable period to remedy.

Article 11 (Prohibited Acts)

The Company will never collect debts by unlawful means, such as entering the property without the Contract Holder's consent, changing locks, or removing or disposing of belongings.

Article 12 (Personal Information)

The Company handles the Contract Holder's personal information in accordance with the separate Consent to Handling of Personal Information.

Article 13 (End of Contract)

The Contract ends when the Lease has ended, the property has been vacated, and all of the Contract Holder's obligations to the Company have been paid.

Article 14 (Jurisdiction)

The Tokyo District Court shall have exclusive jurisdiction in the first instance over any dispute relating to the Contract.

Article 15 (Consultation)

Any matter not covered by these Terms, or any doubt over their interpretation, shall be resolved through good-faith consultation between the Company and the Contract Holder.

Effective date

____/____/____

Toyo Meiji Co., Ltd.