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Keio University

Terms and Conditions of Use of Student Dormitories

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May 25, 2021

July 30, 2021

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Applicability of Terms and Conditions

Article 1

In reference to the article 5 of Keio University Rules for Student Housing, these terms and conditions shall be specified for matters concerning the use of the dormitories arranged by Keio University (hereafter "the University") for international students. In the case of any matter arising that is not provided for by these terms and conditions, such matter shall be resolved through consultation in good faith and in accordance with laws and regulations or generally established conventions.

Residents

Article 2

- (1) Persons who have been allocated accommodation at a dormitory shall be considered Residents after the announcement of the allocation.
- (2) If a Resident wishes to cancel their stay at the dormitory after having been assigned a room, the Resident must inform the University by the designated date. If the Resident cancels their stay at the dormitory after the designated date, the Resident must pay a cancellation fee of 50,000 yen to the University unless the University has granted a special exemption.
- (3) Residency may be cancelled if it is found that the Resident has falsified any details in the relevant documentation.

Period of Residence

Article 3

- (1) The period of residence shall be limited to one academic year. However, this limit shall not apply in the case that any of the below clauses from (3) through (5) apply.
- (2) In principle, a Resident is not permitted to extend their period of residence. However, this rule does not apply if the Resident falls under clause (3) or (4) below.
- (3) If a student will enter a dormitory as a Resident Assistant or will be appointed as a Resident Assistant.
- (4) If an extension of their enrollment period following completion of the single academic year of courses on the Japanese Language Program (JLP) is authorized, a Resident may be permitted to extend their period of residence within the same period of their enrollment in the JLP.
- (5) If an international student entering Shonan Fujisawa International Dormitory and H Village is enrolled in a degree program at a faculty or graduate school of the University as a full-time student their permitted period of residence will be the same as the standard duration of their academic program.

Procedure to Move In

Article 4

- (1) The Resident will choose from the dates designated by the University for moving in to the accommodation. The check-in time shall be between the hours of 9 am and 6 pm.
- (2) The Resident will be obliged to register their intended date of moving in and the check-in time according to the university's instructions as soon as these are finalized.
- (3) The Resident's rent shall be calculated from their intended date of moving in.
- (4) The Resident may change their intended move in date to other university-designated dates. In such cases, the Resident will be obliged to report immediately to the appropriate office. If this report is not made by ten days in advance of their original intended date of moving in, the rent for the Resident in question may be calculated as starting from the original intended date of moving in.

Rent

Article 5

- (1) The amount of rent is as specified in **Appendix 1** as the "Resident's Subsidized Rent."
- (2) The amount of rent may be subject to change as required. In the case that the amount of rent is to be altered, the Resident shall be notified at least three months in advance of the month in which the change is to occur.
- (3) The Resident must pay rent on the prescribed day of each month by the method designated by each dormitory.
- (4) In the case that the Resident's period of residence is less than one full month, rent for one month shall be charged. In the case that the period of residence exceeds one month and the moving in day or moving out day is part-way through a month, the rent for the moving in month/moving out month shall be calculated using the "Rent by Daily Rate" as specified in **Appendix 2**.
- (5) If a Resident fails to pay 2 months' rent or more, their stay will be cancelled, and they will be required to move out immediately.
- (6) In principle, once rent has been paid it shall not be refunded.

Cleaning and Maintenance Fee

Article 6

- (1) The Resident must pay a Cleaning and Maintenance Fee by the university-designated method within the prescribed payment period.
- (2) The Resident may have their residency cancelled if they neglect to complete the procedures in the previous clause without a special reason.

Resident's Responsibility for Other Expenses

Article 7

The Resident's responsibility for other expenses shall be as follows:

- (1) Utilities expenses for the Resident's accommodation, and meal expenses, as specified in **Appendix 3**.
- (2) Sundry expenses related to daily life at the Resident's accommodation
- (3) Replacement or repair expenses resulting from loss of, or damage to, equipment and fixtures in the Resident's accommodation
- (4) Any other replacement or repair expenses in the case of damage to, or faults occurring in, the dormitory's facilities, equipment, or fixtures as a result of the Resident's intentional or accidental actions

Moving Out

Article 8

- (1) A Resident must register a move-out date through the method instructed by the university at least one month in advance of their proposed move-out date.
- (2) If a Resident has registered a move-out date at least 1 month before the move-out date and the move-out date specified by the Resident falls in the middle of the month, rent for the final month of stay will be calculated using a daily rate based on 1–3 in Appendix 2.
- (3) If the Resident fails to register a move-out date one month before the day of leaving the dormitory, the Resident must pay for one month's rent calculated from the date the move-out date is registered, before leaving the dormitory.
- (4) Moving out days will be on weekdays, and exclude the Year-end and New Year's holidays, weekends, and public holidays. The time of moving out shall be during the Resident Manager's office hours.
- (5) In principle, an accommodation check will be conducted when moving out by the Resident Manager against the inventory of conditions of the accommodation drafted on the moving in day. In the case of problems or damage other than those resulting from normal wear and tear, the Resident must pay any replacement or repair expenses.

Prohibited Activities

Article 9

The Resident must not engage in any of the following conduct.

- (1) Modification of, or addition to, the basic facilities at the dormitory
- (2) Use or concurrent use of the accommodation for any purpose other than as a place of residence
- (3) Subleasing of the accommodation to a third party
- (4) Bringing in of dangerous items to the dormitory or accommodation
- (5) Causing disturbances or nuisance, such as through excessive noise, to people in the area neighboring the accommodation, or keeping of animals of any type at the accommodation

Compulsory Moving Out

Article 10

The University may order a Resident to which any of the following situations apply to move out:

- (1) When deemed to have breached the University Regulations or these Terms and Conditions, disrupted the peace and order of the dormitory, or engaged in behavior inappropriate of a Resident
- (2) When no longer a student at the University
- (3) When residency at the dormitory with others is deemed inappropriate on the grounds of health considerations.
- (4) When the rent for two or more months has not been paid
- (5) When residency at the dormitory is deemed inappropriate for any other reason

Compensation for Damage

Article 11

In the case of the Resident or a guest of the Resident causing damage to the dormitory, either intentionally or accidentally, the Resident must immediately notify the appropriate office, and compensate for the damage. In addition, in the case of the Resident or a guest of the Resident causing a person living in the area neighboring the accommodation, or any other third party connected to the accommodation, to incur damages, the Resident must compensate for the damage.

Provision of Personal Information

Article 12

In some cases, the University may deem it necessary to disclose personal information at the request of the Resident Manager or person of equivalent standing for the purpose of smooth and safe management and maintenance of matters pertaining to the lives of people connected to the dormitory and the University.

Accommodation for Non-Residents

Article 13

It is forbidden for non-residents to stay at the dormitory. However, exceptions may be made in the case of an emergency.

Observance of the Accommodation's Regulations of Use

Article 14

In the case that regulations of use specific to a particular dormitory are stipulated in addition to these regulations, the Resident must strictly obey the specified regulations.

Amendment and Abolishment of the Terms and Conditions

Article 15

These terms and conditions will be amended and abolished in consultation with the Director of the International Center and the Dean of Student Affairs.

Supplementary Provisions (December 22, 2023)

These terms and conditions shall come into effect on April 1, 2024. Furthermore, the rent stipulated in Appendix 1 (H Village) will apply to Residents for the rent payable from March 2024.

Supplementary Provisions (September 1, 2025)

These terms and conditions shall come into effect on September 1, 2025.

Appendix 1 Terms and Conditions of Use of Student Accommodation

Article 5: Student Accommodation Rent

This rent shall apply to residents moving in on or after September 1, 2025.

Type	Accommodation Name	Type of Room	Number of Rooms	Capacity of one room	Resident Capacity (person)	Normal Rent (Monthly)	Resident's Subsidized Rent (Monthly)	Cleaning and Maintenance Fee (Non-refundable)
University Property	Shimoda Student Village (Intl.Stud.)	Single	148	1	148		¥75,000	¥20,000
Rented by the University	Plume IS	Single	50	1	50	¥86,600	¥80,000	¥20,000
	Omori Student Dormitory	Single	50	1	50	¥101,800	¥95,000	¥20,000
	Tsunashima Student Dormitory	Single	50	1	50	¥116,300	¥108,000	¥20,000
	Motosumiyoshi Residence	Single	46	1	46	¥99,200	¥92,000	¥20,000
	Hiyoshi International Dormitory	Unit Type	100	4 (per unit)	100	¥101,600	¥94,000	¥20,000
	Tsunashima SST International Dormitory	Single	82	1	82	¥114,700	¥107,000	¥20,000
	Motosumiyoshi International Dormitory	Single	60	1	60	¥107,500	¥100,000	¥20,000
	Shonan Fujisawa International Dormitory	Single	30	1	30	¥90,600	¥64,500	¥20,000
	Takanawa International Dormitory	Single	22	1	22	¥103,900	¥97,000	¥20,000
	H Village	Unit Type	80	5 (per unit)	80	¥111,100	¥78,000	¥0

*Students of some programs cannot choose the accommodation or the type of room.

*The cleaning and maintenance fee for residents of H Village is included in their subsidized rent.

Appendix 2-1 Terms and Conditions of Use of Student Accommodation

Article 5 and 8: Rent by Daily Rate (all figures in JPY)

This rent shall apply to residents moving in on or after September 1, 2025.

Move-In Day (of month)	Shimoda Student Village	Plume IS	Omori Student Dormitory	Tsunashima Student Dormitory	Motosumiyoshi Residence	Move-Out Day (of month)
30・31	2,500	2,700	3,200	3,600	3,100	1
29	5,000	5,400	6,400	7,200	6,200	2
28	7,500	8,000	9,500	10,800	9,200	3
27	10,000	10,700	12,700	14,400	12,300	4
26	12,500	13,400	15,900	18,000	15,400	5
25	15,000	16,000	19,000	21,600	18,400	6
24	17,500	18,700	22,200	25,200	21,500	7
23	20,000	21,400	25,400	28,800	24,600	8
22	22,500	24,000	28,500	32,400	27,600	9
21	25,000	26,700	31,700	36,000	30,700	10
20	27,500	29,400	34,900	39,600	33,800	11
19	30,000	32,000	38,000	43,200	36,800	12
18	32,500	34,700	41,200	46,800	39,900	13
17	35,000	37,400	44,400	50,400	43,000	14
16	37,500	40,000	47,500	54,000	46,000	15
15	40,000	42,700	50,700	57,600	49,100	16
14	42,500	45,400	53,900	61,200	52,200	17
13	45,000	48,000	57,000	64,800	55,200	18
12	47,500	50,700	60,200	68,400	58,300	19
11	50,000	53,400	63,400	72,000	61,400	20
10	52,500	56,000	66,500	75,600	64,400	21
9	55,000	58,700	69,700	79,200	67,500	22
8	57,500	61,400	72,900	82,800	70,600	23
7	60,000	64,000	76,000	86,400	73,600	24
6	62,500	66,700	79,200	90,000	76,700	25
5	65,000	69,400	82,400	93,600	79,800	26
4	67,500	72,000	85,500	97,200	82,800	27
3	70,000	74,700	88,700	100,800	85,900	28
2	72,500	77,400	91,900	104,400	89,000	29
1	75,000	80,000	95,000	108,000	92,000	30・31

- Daily rate calculated from the resident's subsidized rent and by setting one month as 30 days.
(Rate then rounded up to the nearest 100 JPY).
- All rent for periods less than a full month shall be calculated using the above table, even for February.
If the resident moves out at the end of February, they will be charged a full month's rent.

Appendix 2-2 Terms and Conditions of Use of Student Accommodation

Article 5 and 8: Rent by Daily Rate (all figures in JPY)

This rent shall apply to residents moving in on or after September 1, 2025.

Move-In Day (of month)	Hiyoshi International Dormitory	Tsunashima SST International Dormitory	Motosumiyoshi International Dormitory	Shonan Fujisawa International Dormitory	Takanawa International Dormitory	Move-Out Day (of month)
30・31	3,200	3,600	3,400	2,200	3,300	1
29	6,300	7,200	6,700	4,400	6,500	2
28	9,400	10,700	10,000	6,600	9,700	3
27	12,600	14,300	13,400	8,800	13,000	4
26	15,700	17,900	16,700	11,000	16,200	5
25	18,800	21,400	20,000	13,200	19,400	6
24	22,000	25,000	23,400	15,400	22,700	7
23	25,100	28,600	26,700	17,600	25,900	8
22	28,200	32,100	30,000	19,800	29,100	9
21	31,400	35,700	33,400	22,000	32,400	10
20	34,500	39,300	36,700	24,200	35,600	11
19	37,600	42,800	40,000	26,400	38,800	12
18	40,800	46,400	43,400	28,600	42,100	13
17	43,900	50,000	46,700	30,800	45,300	14
16	47,000	53,500	50,000	33,000	48,500	15
15	50,200	57,100	53,400	35,200	51,800	16
14	53,300	60,700	56,700	37,400	55,000	17
13	56,400	64,200	60,000	39,600	58,200	18
12	59,600	67,800	63,400	41,800	61,500	19
11	62,700	71,400	66,700	44,000	64,700	20
10	65,800	74,900	70,000	46,200	67,900	21
9	69,000	78,500	73,400	48,400	71,200	22
8	72,100	82,100	76,700	50,600	74,400	23
7	75,200	85,600	80,000	52,800	77,600	24
6	78,400	89,200	83,400	55,000	80,900	25
5	81,500	92,800	86,700	57,200	84,100	26
4	84,600	96,300	90,000	59,400	87,300	27
3	87,800	99,900	93,400	61,600	90,600	28
2	90,900	103,500	96,700	63,100	93,800	29
1	94,000	107,000	100,000	64,500	97,000	30・31

- Daily rate calculated from the resident's subsidized rent and by setting one month as 30 days.
(Rate then rounded up to the nearest 100 JPY).
- All rent for periods less than a full month shall be calculated using the above table, even for February.
If the resident moves out at the end of February, they will be charged a full month's rent.

Appendix 2-3 Terms and Conditions of Use of Student Accommodation

Article 5 and 8: Rent by Daily Rate (all figures in JPY)

This rent shall apply to residents moving in on or after September 1, 2025.

Move-In Day (of month)	H Village	Move-Out Day (of month)
30・31	2,600	1
29	5,200	2
28	7,800	3
27	10,400	4
26	13,000	5
25	15,600	6
24	18,200	7
23	20,800	8
22	23,400	9
21	26,000	10
20	28,600	11
19	31,200	12
18	33,800	13
17	36,400	14
16	39,000	15
15	41,600	16
14	44,200	17
13	46,800	18
12	49,400	19
11	52,000	20
10	54,600	21
9	57,200	22
8	59,800	23
7	62,400	24
6	65,000	25
5	67,600	26
4	70,200	27
3	72,800	28
2	75,400	29
1	78,000	30・31

- Daily rate calculated from the resident's subsidized rent and by setting one month as 30 days.
(Rate then rounded up to the nearest 100 JPY).
- All rent for periods less than a full month shall be calculated using the above table, even for February.
If the resident moves out at the end of February, they will be charged a full month's rent.

Appendix 3 Terms and Conditions of Use of Student Accommodation

Article 7: Responsibility for Utilities and Meal Expenses

Utilities/Meal Expenses Accommodation Name	Electricity		Water		Telephone		Internet		Meals	
	Resident	University	Resident	University	Resident	University	Resident	University	Resident	University
Shimoda Student Village (Intl.Stud.)		○		○		○		○		
Plume IS		○		○				○		
Omori Student Dormitory		○		○				○	Included in Rent	
Tsunashima Student Dormitory		○		○				○	Included in Rent	
Motosumiyoshi Residence		○		○				○		
Hiyoshi International Dormitory		○		○				○		
Tsunashima SST International Dormitory		○		○				○		
Motosumiyoshi International Dormitory		○		○				○	Optional *	
Shonan Fujisawa International Dormitory		○		○				○	Optional *	
Takanawa International Dormitory		○		○				○		
H Village		○		○				○	Included in Rent	

* Meal tickets can be bought at the dormitory's cafeteria.

* Meals are available with a reservation in the dormitory cafeteria. The cost for meals ordered will be billed separately.

* In the case of utilities expenses that are far greater than normal, the resident may be charged separately.