



1. Find a reliable, multi-lingual agent and research properties.
2. View and compare properties.
3. Complete “Application to Purchase” or “Letter of Intent”. For pre-owned properties, this is the starting point for negotiations.
4. Review “Explanation of Important Matters”. It is a legal disclosure document prepared by the seller’s agent and contains all the information buyers need to know to be able to make a purchase decision.
5. Sign “Purchase Agreement”. If buyer decides to cancel the contract for a reason not covered by “Purchase Agreement”, earnest money is forfeited to the seller.
6. Pay Earnest Money. It is usually 5-10% of the purchase price and paid in cash. It will be considered part of the total purchase price when the deal is completed.
7. Perform final check of the property.
8. Pay the balance of the purchase price and collect all the necessary documents for “Transfer of Property”.
9. Complete and submit “Transfer of Property” to Legal Affairs Bureau. It is normally taken care of by a judicial scrivener.

1. 首先找到可靠并会多种语言的代理，然后进行市场房产调查。
2. 查看并比较房产项目。
3. 填写“购买申请书”或“意向书”。对于二手房产，这是谈判的起点。
4. 通读“重要事项说明书”。这是由卖方代理商准备的法律披露文件，其中包含买方能够做出购买决定所需的所有信息。
5. 签署“购买协议”。如果买方出于“购买协议”未涵盖的原因决定取消合同，则诚意金将被没收给卖方。
6. 支付保证金。通常是购买价格的5-10%，并以现金支付。交易完成后，它将被视为总购买价格的一部分。
7. 对所选房产进行最终检查。
8. 支付购买价的余额，并收集“财产转让”的所有必要文件。
9. 完成并将“财产转让”提交给当地区法律事务局。此事通常由司法书记员处理。

CONTACT US

kw TOKYO
KELLERWILLIAMS.

kw

**GLOBAL # 1
REAL ESTATE
POWERHOUSE**

Reona Kimura

KWT Global Investment Leader

Tel : +1 (332) 600-9926

Email : reona.kimura@kwj.jp

Kaori Terada

KWT Team Leader

Tel : (03) 6384-5871

Email : kaori.terada@kwj.jp

50

COUNTRIES

1,060+

MARKET CENTERS

168,000+

AGENTS

kw TOKYO
KELLERWILLIAMS.