

徳島大学
受付印

【家主・不動産業者様 同意書】 Consent form for lender and real estate agent

下記対象物件について、賃貸借契約の連帯保証人を機関保証として徳島大学高等教育研究センター長に依頼するにあたり、以下のことをご確認ください。

In requesting the Director of Research Center for Higher Education at Tokushima University to jointly and severally guarantee the lease contract as an institutional guarantee for the subject property listed below, please confirm the following:

(1) 機関保証とは、徳島大学が法人として、賃貸借契約について高等教育研究センター長に連帯保証契約を締結する権限を与え、連帯保証を行うことである。

Institutional Guarantee means that, Tokushima University, as a juridical person, authorizes the Director of Research Center for Higher to enter into a joint guarantee agreement for the lease contract, and Tokushima University provides a joint and several guarantee as a juridical person.

(2) 徳島大学が保証人として、保証する期間は、留学生住宅総合補償の加入期間とする。加入期間については、契約締結後徳島大学から (A) 及び (B) に通知する。

The period during which Tokushima University acts as guarantor and guarantees shall be the period of enrollment in the Comprehensive Renter's Insurance for International Students. Tokushima University will notify (A) and (B) of the subscription period after the conclusion of the contract.

(3) (C)が加入する(財)日本国際教育支援協会の「留学生住宅総合補償」の賃貸住宅に関する補償内容は以下(a)(b)の通りである。徳島大学は保証人として(b)の補償金額の範囲内において保証する。

The coverage for rental housing under Japan Educational Exchanges and Services' Comprehensive Compensation for Foreign Students' Housing, which (c)is a subscriber to, is as follows: (a) and (b). Tokushima University, as guarantor, guarantees the amount of compensation in (b) below.

(a) 留学生賠償保険【火災・漏水など】 補償金額 5,000 万円限度

Compensation insurance for foreign students [fire, water leakage, etc.] Up to 50 million yen

(b) 保証人補償【連帯保証人である徳島大学に対する補償】 補償金額 30 万円限度

Guarantor Indemnity [Indemnity for Tokushima University of as a joint guarantor] Amount of indemnity:

Up to 300,000 yen

(4) 上記(3)(b)については、対象物件の解約、明渡しを保証期間内に必ず行うこと。対象物件の解約・明渡しは留学生住宅総合補償の保証期間内に完了した場合に限り、敷金を充当した借主の債務の残高を 30 万円を限度として、留学生住宅総合補償から支払うこととする。限度額の内訳は、①家賃滞納 3 か月まで。②原状回復費 10 万円まで。①②の合算額が 30 万円を超えない範囲とする。

With regard to (3) (b) above, the cancellation and surrender of the subject property must be completed within the guarantee period. Only when the cancellation and surrender of the subject property are completed within the guarantee period of the Comprehensive Renter's Insurance for International Students, the remaining amount of the renter's debt to which the security deposit is allocated shall be paid from the Comprehensive Renter's Insurance for International Students up to 300,000 yen. The breakdown of the limit is as follows: ① Up to 3 months in arrears of rent. ② Up to ¥100,000 for restoration to the original condition. The total amount of ① and ② shall not exceed 300,000 yen.

(5) 貸主は、賃貸借契約から生じる次に掲げる借主の債務について確認次第、直ちに連帯保証人に連絡すること。なお貸主は、賃貸借契約期間中は、連帯保証人に対して保証債務の支払を請求することはできない。

The lender shall immediately notify the joint guarantor of the following obligations of the renter arising from the lease contract as soon as the lender has identified them. The lender may not demand payment of the guaranteed obligations from the joint guarantor during the term of the lease contract.

(a) 滞納家賃とその遅延損害金 Delinquent rent and its late charges

(b) 退去に伴う原状回復に要した経費

Expenses required to restore the property to its original condition upon moving out

(c) 行方不明時の家財等の処分経費

Expenses for disposal of household goods, etc. when the renter (B) is missing

(6) (C)が徳島大学の学籍または在留資格「留学」を失った場合、連帯保証契約は当然に解約されるものとする。

When (C) loses his/her student status at Tokushima University or his/her status of residence "Student", the joint guarantee contract shall automatically be terminated.

(7) 賃貸借期間中、契約当事者間の合意により契約の内容等に変更が生じる場合は、予め連帯保証人の承諾を受けること。

Any changes to the contents of the contract made by agreement between (A), (B) and (C) must also be agreed by the guarantor in advance.

(8) 契約更新の際は自動更新とせず、契約書の内容の確認を徳島大学に事前に行うこと。

When renewing the contract, the contract shall not be automatically renewed, and confirmation of the contents of the contract shall be provided to the Tokushima University in advance.

(9) 契約書と本同意書の内容に齟齬がある場合、同意書の内容が優先される。

In the event of any discrepancy between the terms of the agreement and this consent form, the terms of the consent form shall prevail.

(10) 上記(1)～(9)全てに同意する場合のみ、下記(A)(B)に貸主、不動産業者が署名押印することとする。

Only if the lender and real estate agent agree to all of the above (1) through (9), the lender and real estate agent shall sign and seal (A) and (B) below.

徳島大学 高等教育研究センター長 殿

To: Director, Research Center for Higher Education

(A) 貸主 Lender 印

(B) 不動産業者 Real Estate Agent 印

(物件表示) ※以下物件詳細については、本同意書確認時に貸主(又は不動産業者)が記入する
(Property Description) *The following property details are to be filled in by the lender (or the real estate agent) at the time of confirmation of this Consent Form.

(C) 借主 Renter

所在地 Address

建物名 Name of property

部屋番号 Room number

(A) 及び (B) 双方の同意がある場合のみ、機関保証として高等教育研究センター長が保証人となることできる。

Only with the consent of both (A) and (B) may the Director of Research Center for Higher Education act as an institutional guarantor.

借主は(A)及び(B)双方の同意が得られた同意書1部を徳島大学に速やかに提出することとし、貸主は同意書1部を保管することとする。徳島大学は、同意書提出後速やかに、機関保証制度の手続きを行うこととする。

The renter shall promptly submit one copy of this consent form, which has been agreed upon by both (A) and (B), to Tokushima University, and the lender shall retain one copy of this consent form.

Tokushima University shall promptly complete the procedures for the Institutional Guarantee after the submission of the fully signed consent form.