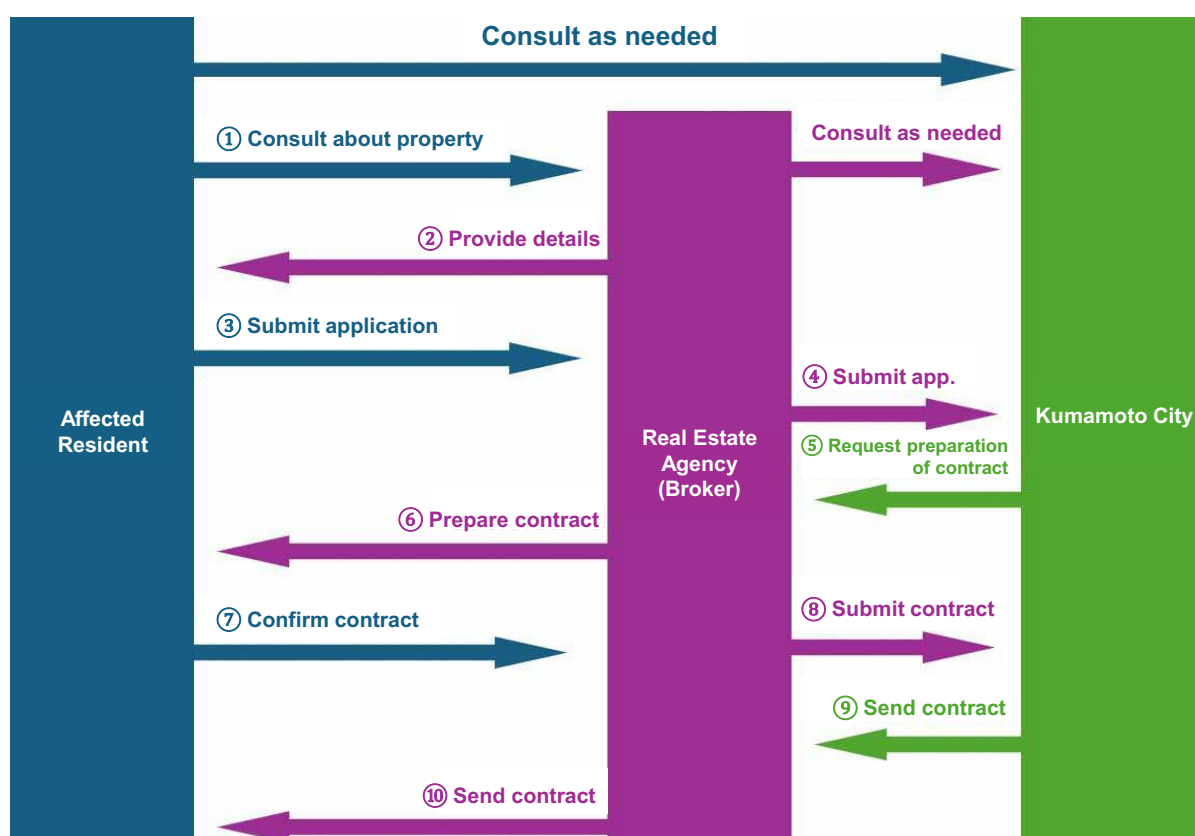


To Residents Whose Homes Were Damaged by the 2026 Kumamoto Earthquake

Eligible residents who have lost their homes or otherwise require housing will be provided with privately owned rental housing as temporary rental housing. Specifically, a **fixed-term rental housing lease agreement** will be concluded among the **affected resident**, **Kumamoto City** (**tenant**), and the **property owner (landlord)**. Kumamoto City will pay the rent for a specified period. **Applicants are responsible for finding a suitable rental property.*

【Application Process】



- ① Contact a real estate agency (broker) and inform them that you are seeking a rental property under Kumamoto City's Temporary Rental Housing Program (Quasi-Temporary Housing). The agency will introduce available properties.
- ②—④ After selecting a property, complete the application form and other required documents (see Section 6 on page 4) and submit them to Kumamoto City.
- ⑤ If approved, Kumamoto City will request the real estate agency to prepare the contract.
- ⑥—⑧ The real estate agency will contact you regarding preparation of the contract. Please complete and submit the contract and any other required documents through the real estate agency.
- ⑨—⑩ Kumamoto City will send the finalized contract and related documents to both the applicant and the landlord through the real estate agency.

【Contact】

Kumamoto City Hall 9F General Affairs & Planning Team Housing Policy Section
TEL: 096-328-2989

Overview of the Temporary Rental Housing Program

1 Eligibility Requirements for Temporary Housing Residents (All Requirements Must Be Met)

The following requirements (1)–(4) must all be satisfied.

- (1) The applicant must have been residing in Kumamoto City as of the date of the disaster.
- (2) The applicant must meet at least one of the following conditions due to the disaster:
 1. The applicant has no residence due to complete destruction, complete burning, or loss of their home
 2. The damage of the applicant's home is classified as “**Partial**” (including “**Moderate Partial**” and “**Major Partial**”), but cannot be reused as a residence and must be demolished.
 3. The Mayor of Kumamoto City determines that the applicant cannot live in their home for an extended period due to reasons such as the risk of secondary disasters, disruption of lifelines (water, electricity, gas, roads, etc.), or evacuation orders due to landslides or other hazards.
 4. The damage of the applicant's home is classified as “**Major Partial**”, “**Moderate Partial**,” or “**Partial**,” and the expected repair period exceeds one month when using the Emergency Housing Repair Program under the Disaster Relief Act.
**Applicants must have already applied for emergency housing repairs.*
**Applicants must vacate the temporary housing promptly after repairs are completed.*
- (3) The applicant has no other residence and cannot secure housing on their own.
**The applicant must not own any other property for residential use.*
- (4) The applicant must not be using the **Program for Removal of Obstacles** under the Disaster Relief Act

2 Requirements for Temporary Rental Housing

Eligible private rental properties must meet all requirements (1)–(3) below.

- (1) The monthly rent must be within the limit set according to the number of occupants.

**Properties exceeding the maximum rent limit are not eligible.*

Number of Occupants	Monthly Rent Limit
1 person (single-person household)	¥55,000 or less
2-person household	¥65,000 or less
3–4 person household	¥95,000 or less
5 or more person household	¥130,000 or less

**For households with two or more preschool-age children who have not yet reached elementary school age, each child is counted as 0.5 occupants (rounded to the nearest whole number).*

(e.g., 1 child = 0 occupants; 2 children = 1 occupant; 3–4 children = 2 occupants)

- (2) Housing for which the landlord has agreed to allow the City to lease and provide to eligible residents
- (3) The property must either have been constructed under the new earthquake-resistance standards (construction started on or after June 1, 1981) or have confirmed seismic safety through a seismic assessment, retrofitting, or other measures.

3 Cost Responsibility

(1) Cost Covered by Kumamoto City

	Amount / Limit
Rent	As stated in P.2, Section 2 (1)
Common Area Fee (Management Fee)	Limited to fees essential for concluding a contract with the landlord or intermediary of the leased housing. <i>*If the fee is referred to as a "management fee" mainly in the case of apartments, it shall be translated as "Management Fee."</i>
Move-Out Repair Fee (Deposit)	Up to two month's rent <i>*This covers costs required for restoring the property to its original condition upon move-out (including normal wear and tear and deterioration due to aging). No refund request will be made upon move-out.</i>
Key Money	Up to one month's rent
Brokerage Fee	Up to 0.55 months' rent
Key Replacement Fee	Actual cost incurred *The amount shall be limited to the normally charged fee and a reasonable amount considered socially acceptable.
Damage Insurance Premium	Kumamoto City will enroll in the insurance based on a comprehensive agreement.

(2) Costs Covered by Residents

Utility costs and other usage fees for dedicated facilities, repair costs for damage caused intentionally or through negligence by residents, parking fees, pet-keeping fees, neighborhood association dues, etc.

4 Occupancy Period

Within 2 years from the date of occupancy

※ If the Emergency Repair Assistance Program is used in conjunction with this program, the occupancy period will, in principle, be limited to within 6 months from the date of application for emergency repairs.

※ If permanent housing has been secured before the end of the occupancy period, or if emergency repairs have been completed, residents must vacate the temporary housing promptly.

※ Those who have already received a rental-type emergency housing unit cannot utilize the Emergency Repair Assistance Program.

5 Persons Who Have Already Entered a Private Rental Housing Unit Under an Individual Lease Agreement

Even if a person has already entered a private rental housing unit under an individual lease agreement on or after July 28, 2026, they may be eligible for this program retroactively from their date of occupancy by entering into a three-party agreement among the **Disaster-Affected Resident, Kumamoto City (Tenant)**, and the **Property Owner (Landlord)**, provided that they meet the requirements in Section 1, "Eligibility Requirements for Temporary Housing Residents" on Page 2, and Section 2, "Requirements for Temporary Rental Housing" on Page 2, and the landlord's consent is obtained.

However, brokerage fees, rental security deposits, fire insurance premiums, and other related costs cannot be reimbursed retroactively.

6 Documents to Be Submitted

■ At the Time of Application ■

【Required Documents】

- ① App. Form for Kumamoto City Temporary Rental-Type Emergency Housing (Form No. 1)
- ② Written Pledge (Form No. 2)
- ③ Consent Form (Form No. 3) or Written Commitment (Form No. 4)
- ④ Statement of Request (Form No. 5)

【Documents Required Depending on the Applicant's Circumstances, in Addition to ①–④】

- a. ＜Persons Whose Homes Have Been Classified as “Completely Destroyed,” “Completely Burned,” or “Washed Away” and Who Have No Residence to Live In＞
☐ Copy of the Disaster Damage Certificate
※Applicants who do not have a Disaster Damage Certificate may be exempted from submitting the certificate if, for example, the home is clearly identifiable as “completely destroyed” based on photographs of the damaged residence. In such cases, the certificate may be submitted at a later date.
- b. ＜Persons Whose Homes Have Sustained Damage Classified as “Partial Destruction” (Including “Moderate Partial” and “Major Partial”) but Who Are Unable to Reuse Their Homes as Residences and Must Demolish Them＞
☐ Copy of the Disaster Damage Certificate
☐ Document confirming that the residence will be demolished
- c. ＜Persons Who Are Unable to Live in Their Homes for an Extended Period Due to Circumstances Such as the Risk of Further Damage from Secondary Disasters, the Disruption of Lifelines (Water, Electricity, Gas, Roads, etc.), or Evacuation Orders Due to Landslides or Other Hazards＞
☐ Document confirming applicant's actual place of residence (e.g., Certificate of Residence)
(If submitting a Certificate of Residence, it must include all occupants, show the relationship between household members, and must not include My Number information.)
- d. ＜Persons Whose Homes Have Sustained Damage Classified as “Major Partial,” “Moderate Partial,” or “Partial” and Who Are Expected to Require More Than One Month for Repairs When Utilizing the Emergency Repair Assistance Program Under the Disaster Relief Act＞
☐ Copy of the Disaster Damage Certificate
☐ Copy of the application form for the Emergency Repair Assistance Program
☐ Document confirming that the repair period is expected to exceed one month
- e. ＜Persons Who Have Already Entered a Private Rental Housing Unit Under an Individual Lease Agreement＞
☐ Consent Form for Conversion to a Three-Party Lease Agreement (Form No. 6)
☐ Copy of the lease agreement for the private rental housing unit currently occupied
☐ Documents listed in a–d above, as required depending on the applicant's circumstances

【Contact】
Kumamoto City Hall 9F
General Affairs & Planning Team Housing Policy Section
TEL: 096-328-2989



Official Website