



Step	Timeline	Service	Description	Price	
0	Start	Consultation	<ul style="list-style-type: none"> <li>Video call to identify requirements and present services</li> </ul>	Free	
			↓ Quotation Sent (Estimation) ↓		
1	1~2 Weeks	Sourcing	<ul style="list-style-type: none"> <li>Searches in Akiya banks, national real estate database (REINS) and local brokers</li> <li>Selection of properties based on requirements</li> <li>Verification of properties availability and potential issues (structural condition, rebuildability, history of incidents, etc.)</li> </ul>	25,000 JPY / Property (Recommended x6 Properties - Minimum x3 Properties)	
			↓ 1st Invoice Sent (For Sourcing) ↓		
			↓ 1st Payment Confirmed (For Sourcing) ↓		
			↓ 2nd Invoice Sent (For Mediation & Visiting) ↓		
2	1~2 Weeks	Mediation	<ul style="list-style-type: none"> <li>Communication with sellers</li> <li>Interaction between buyers and authorities in charge</li> <li>Negotiation of property prices</li> </ul>	Kanto Region = 250,000 JPY + 50,000 JPY / Additional Property Other Regions = 350,000 JPY + 50,000 JPY / Additional Property (Recommended x3 Properties)	
		Visiting	<ul style="list-style-type: none"> <li>Providing an English-speaking agent to assist with in-person viewings (includes visual inspection of the foundations, tatami subfloors, possible tilting, any signs of leaks or humidity, general wear and tear, potential earthquake damage, termite activity, etc.)</li> <li>→ Accompanying you for on-site visits if you are able to come</li> <li>→ Offering virtual live video tours and full report if you are unable to visit in person</li> </ul>		
		↓ 2nd Payment Confirmed (For Mediation & Visiting) ↓			
3	2~4 Weeks	Contract	<ul style="list-style-type: none"> <li>Preparation, translation and signing process</li> </ul>	350,000 JPY	
			<ul style="list-style-type: none"> <li>Transfer of ownership handling</li> </ul>	250,000 JPY	
			<ul style="list-style-type: none"> <li>Initial tax payment and international transfers support</li> </ul>	100,000 JPY	
			↓ 3rd Invoice Sent (For Contract) ↓		
↓ 3rd Payment Confirmed (For Contract) ↓			<b>Done! Congratulations, You Are The New Owner!</b>		

## OUR PARTNERS

Step	Service	Description	Price
Extra	Introduction	<ul style="list-style-type: none"> <li>Renovation Company (inspection, renovation, repair)</li> <li>Management Company (property management, minpaku licenses, tenant acquisition and screening, recurring tax payments, utilities &amp; insurance set up and payments, etc.)</li> </ul>	Free Introductions