WILSON REAL ESTATE

SERVICE & PRICE LIST | September 2026

Property purchases, sales, leasing, management, inspections, cleaning, renovations and maintenance in Japan. Japanese and English support. All prices exclude Japanese consumption tax unless otherwise stated.

Pricing notice: Inspection, cleaning and construction rates below are proposed reference prices, not finalized company fees. Final costs are confirmed by quotation.

01 Property Sales & Purchase Services

ESTABLISHED FEES

Service	Fee (excluding tax)
Property Valuation	Free
Sales & Purchase Brokerage	3% of property price + JPY 60,000
Property Purchase Support	From JPY 150,000

The brokerage formula is the standard maximum-fee calculation for transactions over JPY 4 million; special rules may apply. Purchase-support scope and any relationship to brokerage fees will be clarified in advance.

02 Rental Brokerage Services

ESTABLISHED FEES

Service	Fee (excluding tax)
Rental Property Brokerage	Equivalent to one month's rent

Subject to statutory limits and any required client consent.

03 Property Management Services

ESTABLISHED FEES

Service	Fee (excluding tax)
Rental Property Management	5-10% of monthly rent
Vacant Property Management	From JPY 5,000/month
Account Management	From JPY 3,000/month

Exact services and responsibilities are specified in the management agreement.

04 Services for Overseas Property Owners

ESTABLISHED FEES

Service	Fee (excluding tax)
Account Management	From JPY 3,000/month
Tax Representative Service	JPY 5,000/year
Affidavit Preparation Support	JPY 50,000

Specified tax representative and affidavit support fees are included for qualifying Wilson Real Estate brokerage clients; scope and period are confirmed individually.

05 Building & Home Inspections

PROPOSED REFERENCE RATES - SUBJECT TO CONFIRMATION

Service	Fee (excluding tax)
Detached House (under 150 m²)	From JPY 60,000
Condominium (under 100 m²; one unit)	From JPY 50,000
Detailed Underfloor Inspection	From JPY 20,000
Detailed Attic Inspection	From JPY 15,000
Termite Inspection	From JPY 20,000
Asbestos Inspection	From JPY 50,000/sample
Large Buildings / Entire Investment Properties	Quotation required

Independent professionals conduct inspections. Statutory building condition inspections and optional detailed checks are quoted separately. No separate referral fee is charged for arranging a building condition inspection. Inspections cannot guarantee discovery of every defect.

06 House Cleaning - Property Size

PROPOSED REFERENCE RATES - SUBJECT TO CONFIRMATION

Service	Fee (excluding tax)
Studio / 1K	From JPY 25,000
1DK / 2K	From JPY 30,000
1LDK / 2DK	From JPY 38,000
2LDK / 3DK	From JPY 45,000
3LDK / 4DK	From JPY 55,000
4LDK+ / Detached House	Quotation required

Vacant-property cleaning assumed. Furnished, occupied and specialist cleaning may cost more.

06 House Cleaning - Individual Services

PROPOSED REFERENCE RATES - SUBJECT TO CONFIRMATION

Service	Fee (excluding tax)
Air Conditioner Cleaning	From JPY 10,000/unit
Bathroom Cleaning	From JPY 15,000
Kitchen Cleaning	From JPY 15,000
Range Hood Cleaning	From JPY 10,000
Balcony Cleaning	From JPY 8,000

07 Rental Property Restoration - Individual Work

PROPOSED REFERENCE RATES - SUBJECT TO CONFIRMATION

Service	Fee (excluding tax)
Standard Wallpaper Replacement	From JPY 1,200/m²
Cushion Vinyl Flooring Replacement	From JPY 3,500/m²
Vinyl Floor Tile Replacement	From JPY 4,500/m²
Partial Wooden Floor Repair	From JPY 15,000/location
Tatami Surface Replacement	From JPY 5,000/mat
Fusuma Paper Replacement	From JPY 4,000/panel
Shoji Paper Replacement	From JPY 3,000/panel
Window Screen Replacement	From JPY 3,000/screen
Interior Painting	Quotation required

07 Rental Property Restoration - Packages

PROPOSED REFERENCE RATES - SUBJECT TO CONFIRMATION

Service	Fee (excluding tax)
Studio / 1K	From JPY 60,000
1LDK	From JPY 100,000
2LDK	From JPY 150,000
3LDK	From JPY 200,000
Detached House	Quotation required

Packages assume standard cleaning and minor repairs; major replacement is extra. Tenant liability is assessed separately based on the lease, cause of damage, depreciation and applicable Japanese guidelines.

08 Renovation & Remodeling

PROPOSED REFERENCE RATES - SUBJECT TO CONFIRMATION

Service	Fee (excluding tax)
Complete Wallpaper Replacement	Quotation required
Wooden Flooring Replacement	From JPY 8,000/m²
Toilet Replacement	From JPY 100,000
Bathroom Vanity Replacement	From JPY 100,000
System Kitchen Replacement	From JPY 500,000
Prefabricated Bathroom Replacement	From JPY 700,000
Japanese-to-Western Room Conversion	From JPY 200,000
Floor Plan Modification	Quotation required

Service	Fee (excluding tax)
Full Property Renovation	Quotation required

Materials, equipment grade, demolition, plumbing, electrical work and site conditions affect costs.

09 Repairs & Maintenance

PROPOSED REFERENCE RATES - SUBJECT TO CONFIRMATION

Service	Fee (excluding tax)
Faucet Replacement	From JPY 15,000
Water Leak Repair	From JPY 10,000
Drain Blockage Removal	From JPY 10,000
Toilet Repair	From JPY 8,000
Door & Fixture Adjustment	From JPY 5,000
Lock Replacement	From JPY 15,000
Window Screen & Sash Repair	From JPY 5,000
Light Bulb Replacement	From JPY 3,000
Roof Leak Repair	Quotation required
Exterior Wall & Roof Repairs	Quotation required
Termite Extermination	Quotation required

Parts, travel, parking and emergency charges may be additional. Regulated work is carried out by appropriately qualified contractors.

10 Exterior & Landscaping Services

PROPOSED REFERENCE RATES - SUBJECT TO CONFIRMATION

Service	Fee (excluding tax)
Garden & Land Clearing	From JPY 10,000
Tree Pruning	From JPY 5,000/tree
Gravel Installation	From JPY 4,000/m²
Weed Barrier Sheet Installation	From JPY 2,000/m²
Concrete Driveway Installation	From JPY 12,000/m²
Fence Installation	From JPY 15,000/m
Gate Replacement	From JPY 80,000
Carport Installation	From JPY 200,000
Wooden Deck Installation	Quotation required
Concrete Block Wall Construction	Quotation required

Service	Fee (excluding tax)
Complete Exterior Renovation	Quotation required

Ground conditions, demolition, foundations, drainage, materials and work area affect final prices.

11 Appendix: Additional Property Purchase Expenses

ESTABLISHED FEES

Service	Fee (excluding tax)
Stamp Duty	JPY 10,000 (contract-dependent)
Judicial Scrivener & Registration Taxes	Approx. JPY 300,000; quotation required
Fixed Asset & City Planning Taxes	Adjusted at closing as agreed
Rental Income Adjustment	Adjusted at closing as agreed
Fire & Earthquake Insurance	Quotation required
Building Inspection	See Section 05

Actual costs depend on property price, ownership, registration and contract terms.

GENERAL TERMS & CONDITIONS

All amounts exclude consumption tax unless otherwise stated. Proposed reference rates are not official confirmed company prices. Final inspection, cleaning and construction prices follow property review and contractor quotations. Materials, disposal, travel, parking and other charges will be itemized as applicable. Brokerage fees comply with statutory limits. The contracting party, contractor, scope and warranties will be explained before work begins.

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One-stop real estate solutions in Japan | Japanese & English support

Before external publication, confirm proposed rates, contractor arrangements, contact details and brokerage license information.