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Property Inspection Notes and Process

1. Property inspection (viewing): prior reservations are required!

In Malaysia, real estate agents rarely have keys to properties, so you need to make an appointment about a week in advance if you wish to view the property you want. Please understand that it is difficult to view a property on the spot, and that prior reservations are required for property inspections.

2. Cases where the move-in date is undecided or more than 2 months away.

When you visit a rental property in Malaysia, the owner will ask you when you would like to move in. If you find a property that you like, you should generally be able to sign a contract (move-in) within 2 months. If you are undecided about when you will move in, or if your move-in date is more than two months away, your inspection tour (viewing) will be limited.

For those who are not yet decided on moving-in date or visiting Malaysia for the first time, we recommend a viewing tour rather than a property inspection. (The tour introduces areas suitable for foreign/local residents, and you can see our managed properties for your reference.)

Please understand that we will conduct a detailed inspection (viewing) once the desired area, move-in period, budget, etc. have been clarified.

3. Property Inspection Flow

- a) In order to effectively find a property that meets your needs, please fill out the property request form and return it to us.
*Please also use our website: <http://www.malaysiafudosan.jp/en> to search for properties. (You can search by area, budget, lifestyle, etc.)
- b) We will search for properties based on the survey form and provide you with an overview of the property prior to the viewing session to confirm the property. We will then make an appointment for the inspection.
- c) On the day of the inspection, one of our employees will pick you up at your designated location in a company car and show you the property. During the inspection, we will explain about the property, the surrounding area, and any points to be noted in the transaction. After the inspection, we will return you to the designated location

4. Property Inspection Fee

- a) Exemption from inspection fees will be granted to expatriates, MM2H holders, mothers, and children studying abroad with a fixed budget, provided they are relocating within the next 2 months.
- b) For those who are undecided or who are moving in more than 2 months in advance, an inspection fee of RM106 per hour (minimum of 3 hours) will be charged. If you sign a lease contract through us after the inspection and we receive a commission, the inspection fee will be deducted from our commission (up to a maximum of RM618) (The fee is calculated in 30 minutes increments.)