



DUP RESIDENCE

Customer Reviews



2018~

We checked back with our customers after they moved in to their DUP Residences.
Here are a few testimonials on why they chose DUP Residence
and comments on what it's really like to live there.

東新住建

CASE
10

The S Family, Nagoya

Members: Husband, Wife,
Son (2nd grade), and Cat
Moved in February 2019.

The location, floor plan, and price are just right.
We even managed to pass the loan screening
thanks to the enthusiasm of our agent!

The lack of a parking lot turned out to be a good thing.

[Husband] We used to live in an old 2DK one-story house. My parents moved to my grandmother's house to care for her, so we moved into my parents' home which had become vacant. Then my grandmother passed away and my parents came back, so we started looking for a new home. My wife did most of the house hunting since I was busy starting up my own company at the time.

[Wife] For my son's sake, I didn't want to move too far, so I only looked around Mizuho Ward. But there were only expensive properties in this area. I looked at a resale condominium, but dismissed it because the common service charges and parking lot would cost 40,000 yen a month, and pets weren't allowed. Then, I found this house on the internet.

[Husband] She liked it so much that she went to take a tour right away. My son and I joined her the second time. My parents' house is right nearby so the location is ideal. The floor plan is also just the right size, and the only bottleneck was the lack of a parking space. A car is an essential for my work. However, after some reflection, I began to think that this was actually an advantage. I'm self-employed, so if I rent a parking space I can claim the full amount as a business expense. This idea changed everything; the tax savings over 30 years is no joke! I looked for a contracted parking space close to the house, and I was able to secure one here with an introduction from a local friend.



Failing the preliminary mortgage review!

[Husband] We thought about buying it as soon as we found it, in November. My biggest concern was the mortgage. In addition to some unease from being self-employed, I had just

started my company so my income from the year before wasn't great. What's more, I had just taken out a loan for my work car. I did a preliminary mortgage screening at the end of the year, and perhaps because of the series of bad conditions...I didn't pass.

[Wife] But we were set on this house like, "It has to be this one!" Our Toushin Jyuken agent, maybe sensing this sentiment, was very sympathetic to us, and immediately contacted their boss to come up with a solution.

[Husband] First of all, they arranged for the house to be eligible for the Flat 35s mortgage loan (a mortgage that applies to houses with excellent earthquake resistance and energy efficiency). This reduces the interest rate for a period of time. I reapplied to a different bank, and this time I passed without a hitch. In just a month of quick work, I got the call, "You passed!" in early January. We were elated, but our agent really celebrated with us, so that made it twice as great.

[Wife] We started getting ready to move in immediately after that and the house was ours in February. I picked out furniture and light fixtures, and updated most of our appliances like the fridge and TV.

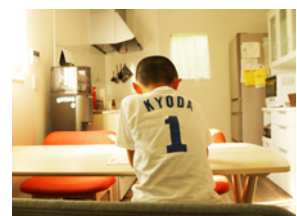
It's like this house was made for us.

[Husband] We are very comfortable here. The lack of a toilet on the second floor is a drawback, but we're satisfied with everything else. My son in the second grade had to transfer to a new school, but he seems to be doing okay since his friends from kindergarten and his baseball teammates live nearby.

[Wife] In fact, it was our son who was the most excited with the new house, running around saying, "I have my own room! I can have friends over! There's even a loft!" That said, he rarely uses his own room, and studies and does his homework at the dining room table instead.

I love the spaciousness of the living room, and the fact that there's room to spare for this big table is great. I also like how the monochromatic interior color scheme is still warm, making it stylish and cozy. Our cat, Coo, used to hole up in a closet in the old house, but now he roams around the house freely. He loves to sunbathe on the second floor balcony.

[Husband] I'm just glad we were able to buy this house. It feels like everything about it was made just for us.



CASE
11

The W Family, Nagoya

Members: Husband, Wife, and Dog
Moved in May 2019.

It's close to Nagoya Station, but at this price for this space. We toured the house on Saturday and signed the contract on Monday.

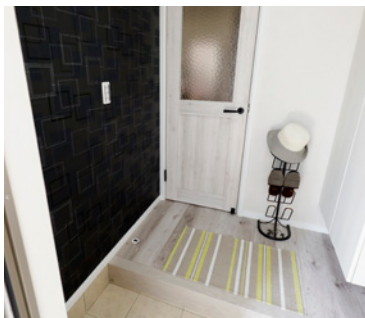
I heard about DUP Residence on TV.

[Husband] We had bought a condo in Kanayama, Nagoya, but after living there for 11 years, I was transferred to Tokyo. The cost of refurbishing to rent it out was absurd, so we ended up letting it go. Later, when we returned to Nagoya, we moved into a rental property instead. That said, our rent was subsidized by my employer, so I didn't think it was that bad.

[Wife] I wasn't actively looking for a place either, but I just happened to hear about DUP Residence from the TV program "Catch! " It was compact and near the station, so I thought it sounded good and then when I made an inquiry I learned there was a property near Nagoya Station. We immediately went to see it together over the weekend.

It was more spacious than I thought it would be, and the atmosphere was lovely. The lack of a toilet on the second floor was a drawback, but we really loved the location. After checking and discussing the details, we visited again the next day, a Sunday. When I consulted the staff about the contract conditions, optional construction, etc., their response was very smooth... we ended up signing the contract on Monday!

[Husband] I've been living compactly (laughs) in an apartment for a while, so I was a little worried about a whole house with stairs. But house hunting is all about fate. I thought it would be better not to miss out on this opportunity. Moreover, in the unlikely event of another transfer, it will be easy to sell because the location is good.



A home that lifts your mood and makes you active

[Husband] We gave up our car when we were in Tokyo and switched to renting a car or taking a taxi as needed. So the lack of parking was actually an advantage since we don't have to pay for the extra land.

[Wife] There aren't any maintenance fees like in a condominium, and best of all, Nagoya Station is only a station away on the Meitetsu Line. It is close enough to walk to, so my husband's commute is easier, and I head out there often as well. When I'm having fun shopping, I can sometimes end up with paper bags in both hands... It is nice to be able to take a

short taxi ride home at times like that.

[Husband] Since moving here, my wife's mood has lifted and she has been more active. It feels like a perfect fit for our lifestyle.

[Wife] The other day we took a little trip to Inuyama. Just a train ride away. We enjoyed teppanyaki in a hole-in-the-wall restaurant with a nice atmosphere. We don't have to drive back, so getting home was easy too.

You can live an active life even as you age.

[Wife] The degree of freedom in the second floor floor plan is also a great point. After some consideration, we used large pieces of furniture as room dividers and created a shared PC space. The openness of it is very nice.

We had a toilet installed upstairs optionally and secured a water tap as well. They responded in detail to our requests for other things, such as a space for two bicycles and storage shelves in the first floor bathroom. I also like the fact that there is plenty of storage space. The closet on the second floor is especially spacious, and I can fit all my winter and summer clothes and accessories in it.

[Husband] We've left the loft open as a last resort(laughs).

[Wife] Right after we signed the contract, we met Lena, a Chihuahua, at a pet store. I was so intrigued by her unusual fur pattern that I just had to hold her... And then I just couldn't bear to put her back down (laughs). The room was meant to be chic with beautiful wood flooring, but the hardness of the wood floors is too much for her small frame. So I nixed my plans and ordered a rug for Lena.

[Husband] In our previous condo, there were noises from upstairs sometimes, but here there's no worries. I don't hear any noise from the neighbors, and we get along with each other reasonably well.

[Wife] My husband's parents are coming from Shizuoka next month. Even at their advanced age, they can get off the shinkansen at Nagoya Station and come to the house without much burden, so there's no added worry in welcoming them. This location gives us peace of mind for when we are older as well.



CASE 12

The D Family, Iwakura-city

Members: Husband, Wife,
2 Sons and 2 Daughters
Moved in February 2018.

We live in a welcoming downtown area
with friendly neighbors and our four children.

We can buy this house. I want it! Let's buy it!

[Wife] I thought we'd probably be living in an apartment forever, so I never really looked for a place. However, one day, a nearby resale condo was put on the market so I went to take a look at it out of curiosity. It was about 20 million yen, but the monthly payments would be too much because of the high common service fee. I was thinking it was impossible after all when I got a flyer for the DUP Residence model room. I went to see it with my family, and it turned out that even though the property price is about the same as the condo, the monthly payment would be closer to our current rent. We can buy this house. I want it! Let's buy it! Once I started thinking that, I couldn't stop (laughs).

[Husband] On the drive home, the wife and kids were talking about it non-stop, and I was the only one resisting, "Huh, you've already decided? A house is the purchase of a lifetime. Isn't it too early to say when we've only seen two properties? Are you really okay with this?"...but I ended up giving in (laughs).

[Wife] My husband is a cautious person, but I make decisions on the spot, so we took the tour of the house in the summer and signed the contract right away. Since the house was still under construction, we waited for it to be completed and moved in



February the next year. It's nice to be able to move into a new home and have a staircase. My husband and I both grew up in condos, so a house with a second floor is something we dreamed about.

A house where children can grow up together in one big, happy room

[Husband] However, both our parents objected. They said, "There aren't enough rooms. Why would you choose a house that can't provide a room for each child?" They didn't make a big deal out of it, but I can understand why they felt like they had to say something.

[Ma'am] I was optimistic about that too (laughs). I shared a room with my sister, and when I asked my mom friends, I found out that it's fairly common not to have a private room for each person. I actually think that enjoying our time together as a whole family will have a positive effect on the children.

Currently, the second floor is roughly divided into a master



bedroom and a children's room. The two older children have bunk beds and there's an additional bed for me and our youngest son. My husband and our second daughter who is a daddy's girl sleep in the master bedroom next door. In the future, we'll probably need to separate the space by gender, but I'm not too worried about it. We'll decide when the time comes.

The charm of a warm and safe downtown area

[Wife] We have a lot of children, so our only concern was that we would trouble our neighbors... To my delight, however, the people who moved in next door are wonderful, and we have become friends with the whole family. They have a son who is the same age as my eldest daughter, and the kids come and go between the houses. Kids from their elementary school often come to play at both our houses.

[Husband] I hadn't really considered the convenience of being close to the station, but now that I live here, I can see the value of it. I'm a systems engineer, and sometimes I have to stay away for a while when working with a client. My commute changes depending on the location of the project, so the more options, the better. I rent a parking space nearby, but I can easily switch to a train commute.

[Wife] It's not just convenient, it really is a nice environment. I was envied by my friends who came to visit the other day. There's a big park right in front of the house where the kids run around every day, and in the spring the cherry blossoms are beautiful and there's even a local festival held there too.

The neighbors are kind and there is still an old-fashioned, warm atmosphere. This downtown charm can't be found elsewhere.

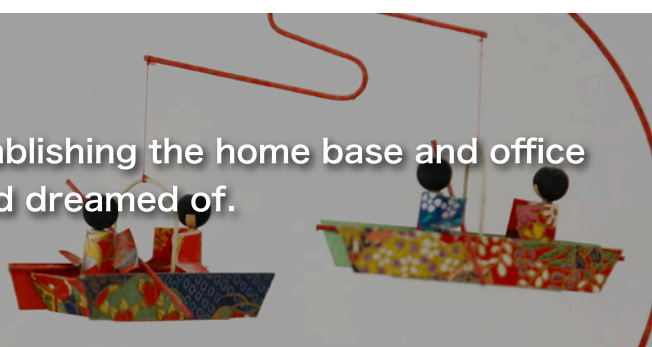


CASE
16

Mr. Y, Nagoya City

Members: Single Male
Moved in November 2019.

Establishing the home base and office I had dreamed of.



Obtaining permanent residency and starting my own company.

My home country is Malaysia. I came to Japan to study business and technology. After finishing graduate school, I went against my parents' wishes that I return home, and found a job in Japan. It was a good workplace and my time in the corporate world became unexpectedly long, but my dream has always been to start my own business.

So, four years ago, I obtained a permanent residency in Japan and gradually started preparing for my own business. I worried about getting a guarantor, but someone who I had known a long time and who I was indebted to took on the role. In both work and life, the most important thing is relationships. I feel that if you can build relationships on mutual trust, you will be fine leaving your home country on your own.

With the intention of being independent by 2020, I started looking for a place to create a home office two years ago. I considered a custom-ordered house and condos, but finding land to build a house can be difficult, and condos tend to have high maintenance and living costs. That's when I learned about DUP Residence through a flyer that was in my mailbox.



Getting a house that was easy to live in where I could focus on my work.

In my location search, the surrounding environment was the most important condition. It's hard to concentrate in a place with heavy traffic. In that regard, this is an old residential area that is very quiet. There are two train lines and two stations within a 10-minute walk, and I was able to secure a parking lot nearby so transportation isn't a problem.

Getting the right size was also essential. A house that isn't too big is easier to clean and has lower property taxes. Sellability when the time comes was another important point.

One more thing I was particular about was the aesthetic. The house has a simple design with muted colors, and I was able to get exactly the interior I wanted, with white and beige tones. I bought most of the furniture new, but my favorite piece is the semicircular table in the dining room. I actually fell in love

with it at first sight in the DUP model room, and tried to see if they would sell it to me, but they said they couldn't because it was a rental item. I couldn't give up on it, so I looked for a similar table.

A lounge on the first floor and an office on the second floor

As a home-based business owner, having two stories is another nice feature. I've created a private space on the first floor for relaxing, and an office space on the second floor where I can concentrate on my work. The bedroom is also designed functionally for a good night's sleep. The ability to design each space according to its purpose is a great feature of DUP Residence. Once I've considered all the conditions, I make the final decision quickly. This is something I keep in mind as a business owner as well. Indecision can lead to missed opportunities. That's why I made the decision to sign the contract in about two weeks from the time I first saw this house. The supportiveness of the agent was the deciding factor in the end. It would have been even better with more security considerations, but I've been working on this myself, using commercially available tools.

Buying a home builds social credit.

I specialize in production line automation...in other words, my job is to propose and draw out the optimal specifications that meet my customers' requests and saves labor and energy costs while significantly increasing productivity. Unfortunately, my business got off to a slow start with the coronavirus crisis hitting early on. However, I believe every cloud has a silver lining. I was able to use this period to take my time preparing my business instead of rushing into it.

The trick to getting any job done well, no matter what country or field, is to always be sincere. For me, the house is not only an office, but also a solid asset that I have purchased with my hard-earned savings. Owning real estate also provides me with a foundation to build social credit, and I feel like I have a new base to build up on my own from. From now on, as a professional and a business owner, I want to do work that my clients will definitely remember.

Once my business is on track, I would like to resume my hobby of horse riding and obtain a level 4 license certificate. I plan to invite my family and friends from Malaysia here once the coronavirus pandemic settles down, and I hope to be able greet them with a smile by staying fulfilled in both my personal and professional life.