



HHH PROPERTY PURCHASE CHECKLIST

HOKKAIDO HOBBY HOMES



1

REQUIRED DOCUMENTS & PAYMENTS

Items marked with * are required before moving forward with property search

DOCUMENTS



REQUIRED COPIES

- Passport*
- Driver's License*
- Proof of Funds*
(Bank or Trading Statement)



CERTIFIED ORIGINALS

- Notarized Affidavit of Residency
(HHH template provided)
- Notarized Passport Certification
(via notary or embassy)
- Additional Copy of Passport
"wet" signed



ITEMS WITH TO BE
MAILED TO HHH HQ

AGREEMENTS

- Purchase Offer (LOI)
(E-signature)
- Power of Attorney
(between contract & closing)

- Sales Contact



Power of Attorney allows
our licensed judicial
scrivener to complete
registration on your behalf
at the Legal Affairs Bureau.

You will work with HHH's
local approved scrivener.

PAYMENTS



Property Viewing &
Transportation Fees*



Deposit
(-10% of purchase price)



Closing Costs
(Remaining balance
+taxes+fees+insurance)

2

WHY THIS IS REQUIRED



FINANCIAL VERIFICATION

Confirms buyer
credibility for
sellers and
agents.



IDENTITY COMPLIANCE

Required under
Japanese law
(Act on Prevention of
Transfer of Criminal
Proceeds).



NON-RESIDENT REQUIREMENTS

No Japanese ID
system → notarized
documents replace:
• Residence Card
• Registered seal
(inkan)



LEGAL REGISTRATION

Ownership must
be recorded via the
Legal Affairs Bureau
(法務局).



JUDICIAL SCRIVENER ROLE

Handles legal
registration using
your Power of
Attorney.



All transactions must comply with:

- ✓ Anti-Money Laundering (AML) laws
- ✓ Anti-Social Forces regulations
- ✓ International standards
(FATF, UN frameworks)

These requirements protect both
parties and ensure a safe,
transparent transaction.

4

PURCHASE PROCESS FLOW

1



Submit
documents

2



Verify funds
& identity

3



Sign
LOI

4



Sales contract
review + sign



Pay
deposit

5



Assign
scrivener
(POA)

6



Complete
closing

7



Register
ownership



QUESTIONS? Our team is here to help. Contact HHH for support at every step.

