

PAYMENT GUIDE · UPDATED OCTOBER 2026

How to Pay for Your Hokkaido Property

Two simple routes, chosen by purchase price. Find yours below and follow the steps.

WHAT'S CHANGED

We no longer accept these payment methods



Wise-to-Wise payments

Into an HHH Wise account



Direct SWIFT wires

International bank wires to HHH

Why? Japanese anti-money-laundering law requires us to confirm who is paying and where the money comes from. These two routes let us do that and keep everyone protected.

PROPERTY UNDER

¥8 Million



Wise → our Japanese bank account

The only accepted method

1

Send in your own name

From your own bank, via Wise

2

Arrives in yen

As a domestic Japanese transfer

Wise only → Page 2

PROPERTY OF

¥8 Million+



CastGlobal Trust escrow

The only accepted method

1

Protected trust account

Held apart from all parties' money

2

Paid out at handover

On the settlement date

Escrow only → Page 3

01

Same-name payments

Buyer = sender, always

02

Verified funds

ID and source checked first

03

No exceptions

One route per price band

ROUTE 1 · PROPERTY UNDER ¥8 MILLION

Wise → Our Japanese Bank

Use the Wise "Send" option to send yen to a Japanese bank account. Don't send to a Wise account.

01

Send your documents

ID and source of funds, before we invoice

02

Open Wise

Verify your account and pay in from your own bank

03

Add our bank

Copy and paste the details below exactly

04

Send & confirm

Add your invoice number as the reference and email us the receipt

¥

Our Bank Details

Recipient type in Wise: Business / charity · Japanese bank account

Wise only

BANK NAME · COPY & PASTE

ジーエムオーアオゾラネット

ACCOUNT HOLDER · COPY & PASTE

ホッカイドウホビーホームズ
(カ)

BANK CODE

0310

BRANCH CODE

102

ACCOUNT NUMBER

2316635

ACCOUNT TYPE

普通 Futsuu · Savings

RECIPIENT TYPE

Business / charity

CURRENCY

JPY ¥

Tip: copy and paste the Katakana exactly. Typing it yourself or using English letters can get your transfer rejected.



Send from **your own account**, in the **same name as the buyer** on the contract



Put your **invoice / contract number** in the payment reference



No Wise-to-Wise, SWIFT, Revolut, Xe, OFX or card payments for property



No third-party payments from friends, family or companies

What we need before invoicing

1

Passport or photo ID

2

Proof of address

3

Bank statement of the paying account

4

Short source-of-funds note

ROUTE 2 · PROPERTY OF ¥8 MILLION AND ABOVE

Escrow with CastGlobal Trust

For these purchases, your money goes into a protected trust account. It's released only on the settlement or handover date.

OUR ESCROW PARTNER

CastGlobal Trust

キャストグローバル信託株式会社

CGEP Cross-Border Escrow · castglobaltrust.co.jp

APPROX. COST

¥300,000–¥450,000

per transaction

01

Introduction

HHH introduces you to CastGlobal Trust

02

Identity check

ID, proof of address, purpose and source of funds

03

Trust agreement

You sign a trust agreement with CastGlobal

04

Deposit funds

Send the deposit or full price before settlement day

05

Receipt issued

Written confirmation that your funds are held

06

Settlement & handover

Seller is paid, plus brokerage and registration fees, as you receive the keys



Your money is protected. Funds in the trust account are kept separate from the trust company's own assets. They stay protected even if a party to the deal goes bankrupt.

QUESTIONS? CONTACT US



PROPERTY

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Homes and land purchases



VEHICLES

jacob@hokkaidohobbyhomes.com

Car and RV purchases: please ask for vehicle payment options

Fees are approximate and may change. Non-resident property buyers may need to file a report with Japan's Ministry of Finance within 20 days of buying, and we can help with this. Cross-border payments over ¥30M may also require a payment report.