



STAYJP 2025

StayJP

Minpaku Property Management

Leave your Tokyo minpaku to the experts.
From reservations to cleaning, guest communication, and legal compliance—
we provide complete minpaku management in one solution.

SERVICE OVERVIEW

Our Services

Minpaku (住宅宿泊事業) specialist management—complete handling from bookings to settlement

Management Services

- ✓ 24/7 guest communication (multilingual)
- ✓ OTA booking management (Airbnb, Booking.com, proprietary channels)
- ✓ Cleaning quality assurance (standard checklist)
- ✓ Legal compliance (guest ledger creation & retention)
- ✓ Revenue reporting & optimization
- ✓ Consumables & equipment management (Pro+)
- ✓ Dynamic pricing (seasonal adjustments)
- ✓ Review management & rating optimization

Standard Terms

- ✓ ¥0 setup cost (completely free)
- ✓ Minimum contract: 1 year
- ✓ Commission-based (10–30% of revenue)
- ✓ Cleaning & OTA fees separate
- ✓ Monthly settlement
- ✓ No earnings/occupancy/review guarantees
- ✓ Plan changes allowed (30 days notice)
- ✓ Cancellation: 3 months written notice

15

Properties Managed

¥0

Setup Fee

Multilingual

Guest Support

24h

Emergency Response

Why Choose StayJP?

StayJP is a registered 住宅宿泊管理業者 (housing accommodation management business) with full Ministry of Land, Infrastructure, Transport and Tourism authorization. We're not just a service provider—we're a responsible management partner accountable for both legal compliance and operational quality.

- ✓ **Registered 住宅宿泊管理業者**
- ✓ Managing 15 properties · ✓ Properties listed on StayJP's own OTA accounts
- ✓ ¥0 setup cost · ✓ 24/7 guest support

PRICING PLANS

Plan Comparison

Four plans for every scale—commission-based with ¥0 startup

Light 10%

Basic Management

- ✓ 24/7 guest messaging
- ✓ Guest ledger management
- ✓ OTA calendar sync
- ✓ Check-in automation
- ✓ Basic booking management
- ✓ Monthly report

Cleaning & OTA fees separate / Multi-property

Terms after consultation

Standard 15%

Standard Management

- ✓ All Light features +
- ✓ Cleaning schedule management
- ✓ Rate commentary
- ✓ Review management
- ✓ Detailed monthly report
- ✓ Dynamic pricing
- ✓ Basic optimization consulting

Cleaning & OTA fees separate / Multi-property

Terms after consultation

Pro 20%

Premium Management

- ✓ All Standard features +
- ✓ Quality inspections (on-site visits)
- ✓ Consumables management
- ✓ Rating optimization
- ✓ Equipment maintenance
- ✓ Monthly operations report
- ✓ Multi-property portfolio management

Shinjuku · Shibuya only

Terms after consultation

Premium 30%+

All-Inclusive

- ✓ All Pro features +
- ✓ Cleaning included
- ✓ P&L reporting
- ✓ Dedicated account manager
- ✓ No regional limits

OTA fees separate / Multi-property

Now Accepting

Plan Selection Guide

✓ Light / Standard Recommended

- ✓ Starting phase (1-2 months)
- ✓ Single property
- ✓ Budget-focused
- ✓ Basic management only

✓ Pro / Premium Recommended

- ✓ Growth phase (long-term)
- ✓ Multiple properties
- ✓ Performance-focused
- ✓ Strategic management

※ **Note:** Cleaning & OTA fees always separate / Minimum 1-year contract / ¥0 startup / No earnings/occupancy/review guarantees

SERVICE AREAS

Coverage Areas

Expanding across Tokyo with tailored response times

•Core — Immediate

Shinjuku · Shibuya

- ✓ All plans available
- ✓ Pro plan exclusive area
- ✓ On-site response (emergency included)
- ✓ Dedicated concierge
- ✓ 3-5 day site visits

•Waitlist — Queue-Based

Nakano · Tokyo 23 Wards

- ✓ Light, Standard, Premium available
- ✓ Allocation after consultation
- ✓ Pro plan unavailable
- ✓ 1-2 week initial response
- ✓ Up to 4 weeks for assignment

•Planned — Expansion

Osaka · Fukuoka

- ✓ Timeline TBD
- ✓ Pre-registration available
- ✓ Regional inquiries welcome
- ✓ Priority allocation at launch
- ✓ Local teams in development

•Plans by Region

Area	Light	Standard	Pro	Premium	Response
Shinjuku	✓	✓	✓	✓	Same-1 day
Shibuya	✓	✓	✓	✓	Same-1 day
Nakano	✓	✓	—	✓	2-3 days
Tokyo 23 Wards	✓	✓	—	✓	3-5 days
Osaka · Fukuoka	Planned	Planned	Planned	Planned	TBD

Book Your Consultation

support@stayjp.jp · stayjp.jp · Weekdays 10:00-18:00 (JST)