



Settle. Seoul

HOUSING · INDIVIDUAL ARTICLE PDF

The apartment is only half the decision.

Deposit risk, contract terms, building management, commute, noise, utilities, and proof of address all deserve as much attention as the room itself.

Settle Seoul 2027 · Reviewed October 2026 · Read online: www.settleseoul.com/articles/the-apartment-is-only-half-the-decision

Contents

1. Understand the three numbers
2. Check the property, the person, and the promise
3. Protect the deposit deliberately
4. Make moving day evidence-friendly
5. Reading a Seoul rental listing
6. Two reports to put in your diary

Links in this PDF open the official source or the online guide. Opening hours, prices, programmes and access rules change — confirm with the responsible operator before you travel.

THE ESSENTIALS

- Understand the payment structure before viewing.
- Check the owner, property, and contract before transferring money.
- Photograph condition, meters, keys, and included items on day one.

Adapted from the Settle Seoul 2027 digital edition, pages 21, 22, 23, 24, 25, 26, 27.

Official routes: Seoul housing guide · Easy to Find Practical Law · Government24 place-of-stay report · 120 Dasan Call Center.

HOUSING

Understand the three numbers

Most Seoul rental conversations become clearer once you separate the deposit, monthly rent, and building-management charge.

Jeonse

- A large lump-sum deposit is provided instead of normal monthly rent.
- The deposit is intended to be returned at the end of the lease.
- The size of the financial exposure makes independent checks essential.

Wolse

- A deposit is combined with monthly rent.
- A higher deposit may sometimes be exchanged for lower monthly rent.
- Confirm which costs sit outside the advertised rent.

Gwanlibi

- A management charge may cover shared services or selected utilities.
- Ask for the typical monthly amount and exactly what it includes.
- Heating, electricity, gas, water, internet, and parking may be separate.

The contract payment

- A portion of the deposit is commonly paid when the contract is signed.
- Do not transfer money simply to hold a viewing.
- Use a clear written receipt and verify who is entitled to receive the payment.

Do this first

Set a total monthly housing budget that includes rent, management, utilities, internet, transport, and the cost of tying up a deposit.

BEFORE SIGNING

Check the property, the person, and the promise

A beautiful room does not compensate for a weak contract or an unsafe deposit.

1. **Confirm the owner** — Check the current property record and the identity of the contracting party.
2. **Use a licensed agent** — Verify the office and keep the brokerage information and receipt.
3. **Read every special clause** — Add verbal promises to the contract in clear written language.
4. **Check existing claims** — Ask a qualified adviser to explain mortgages, priority claims, and deposit exposure.
5. **Define every payment** — State deposit, rent, management, utilities, brokerage fee, and payment dates.
6. **Inspect the building** — Check mould, water pressure, heating, ventilation, noise, locks, windows, and appliances.
7. **Confirm registration use** — Make sure the address and contract can support the residence paperwork you need.

8. **Plan the exit** — Understand notice, early termination, restoration, renewal, and deposit-return steps.

High-stakes

For a large deposit, obtain independent legal or specialist review before signing or transferring funds.

BEFORE SIGNING

Protect the deposit deliberately

Deposit safety depends on facts that cannot be judged from a listing photo or an agent's reassurance.

Independent checks

- Obtain the relevant property record and verify ownership.
- Understand secured debt and other claims against the property.
- Ask whether deposit-return insurance or another protection route is available to you.

After signing

- Complete any residence-date, fixed-date, or registration steps advised for your lease.
- Keep the original contract and proof of every transfer.
- Do not delay reporting your new address.

During the lease

- Document important repair requests in writing.
- Keep records of rent and management payments.
- Monitor any notice concerning ownership, auction, redevelopment, or building access.

Before leaving

- Agree the inspection and key-return process.
- Settle documented utilities and management charges.
- Do not surrender leverage or possession without understanding the deposit-return position.

Never rely on

'Everyone does it this way.' The safe route depends on the property record, your contract, the deposit, and the protections you actually complete.

MOVING & UTILITIES

Make moving day evidence-friendly

A simple visual and written record makes later disputes about condition, contents, and utilities far easier to resolve.

Before the truck arrives

- Confirm lift use, parking access, and building protection rules.
- Check whether the moving company includes packing, disposal, disassembly, and insurance.
- Reserve bulky-waste disposal through the correct district route.

Create the condition record

- Film each room before placing furniture.
- Photograph damage, mould, fixtures, appliances, and included items.
- Capture electricity, gas, and water readings where applicable.

Connect services

- Confirm which utilities are individual and which are building-managed.
- Arrange gas safety or activation appointments when required.
- Keep account numbers and payment routes with the lease documents.

Update your address

- Complete the required immigration report within the current deadline.
- Update your employer, bank, insurer, delivery accounts, and other essential services.
- Redirect or monitor mail from the previous address.

Practical tip

Keep one box accessible with bedding, chargers, medicine, toiletries, documents, cleaning supplies, and a change of clothes.

WORKED EXAMPLE

Reading a Seoul rental listing

Fictional listing and amounts for learning only: these are not market estimates, a property offer or a guarantee of eligibility.

1,000 / 70 · management 8

- In this example the units are KRW 10,000.
- 1,000 means a KRW 10,000,000 deposit; 70 means KRW 700,000 monthly rent.
- Management 8 means KRW 80,000. Ask exactly what is included.

What reaches your budget

- The recurring total is KRW 780,000 a month plus excluded utilities, internet or parking.
- Deposit, brokerage and moving costs sit outside that monthly total.
- Check ownership, claims and deposit-protection routes before transferring money.

Do not mistake an example for an offer

These invented amounts illustrate how to read a listing, not what a Seoul apartment should cost.

HOUSING / REPORTING

Two reports to put in your diary

A lease report and an immigration address report serve different purposes. These are the digital edition's rules; confirm your own case with the responsible authority.

Housing lease report

- The PDF says qualifying Seoul leases must be reported within 30 days of signing if the deposit exceeds KRW 60 million OR monthly rent exceeds KRW 300,000.
- New and renewed contracts are covered; renewals with unchanged amounts are excluded.
- Use the property's community service centre or official real-estate transaction system. One party may file with the contract attached; the edition says that route also grants a fixed date.

Change of residence

- Registered foreign residents generally must report a new place of stay within 15 days of moving.
- Confirm accepted accommodation documents and the route with HiKorea or 1345.
- Lease reporting does not replace every deposit-protection step: confirm possession, residence reporting, fixed date and guarantee eligibility.

Keep the evidence

Save the contract, transfer receipts, both filing acknowledgements and any deposit-guarantee documents. Ask for help before a deadline passes.

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