



Korean Ladder Study Note

전세 / 월세 / 보증금 / 관리비

Renting and Korean Housing

Level	Topic	Focus
B2 · Upper-Intermediate TOPIK 4	Vocabulary Home & Daily Life	전세 / 월세 / 보증금 / 관리비 Renting and Korean Housing

Study Links

Open this lesson on Korean Ladder

<https://www.koreanladder.com/lesson.html?id=KOR-B2-VOCAB-HOM-001>

Watch the full video on YouTube

<https://www.youtube.com/watch?v=L003lWWgKUk>

Visit koreanladder.com for all free lessons

<https://www.koreanladder.com>

Core Idea

Okay, real story. I was scrolling apartment listings, and one said 전세 5억. Five hundred million won?! Is that... the monthly rent?

I had the same panic. In the U.S. a number that big is a purchase price, not rent.

괜찮아요. 그건 매달 내는 돈이 아니에요. 한국에는 특별한 제도가 있어요. In English, that big number is not monthly rent — Korea has its own system.

핵심 단어는 두 개예요, 전세 그리고 월세. These are the two ways to rent in Korea — 전세 and 월세.

Conversation Snapshot

Speaker	Korean	Meaning
Junho	원룸 전세 있어요? —	Any studio jeonse available?



Speaker	Korean	Meaning
Hana	전세는 지금 없고, 월세는 있어요. —	No jeonse right now, but there's walse.
Junho	월세하고 보증금이 얼마예요? —	How much is the rent and the deposit?
Hana	보증금 천만 원에 월세 오십만 원이에요. —	Ten million deposit, five hundred thousand rent.
Junho	관리비는요? —	And the maintenance fee?
Hana	관리비는 한 달에 칠만 원이에요. —	The maintenance fee is seventy thousand a month.

Vocabulary & Useful Expressions

Word	Meaning	Example
전세 · 월세 jeonse · walse	two ways to rent a home	핵심 단어는 두 개예요, 전세 그리고 월세. These are the two ways to rent in Korea — 전세 and 월세.
전세 jeonse	big lump-sum deposit, no monthly rent	전세는 큰 보증금을 맡기고, 매달 내는 돈은 없어요. With 전세, you hand over one huge deposit, and you pay no monthly rent.
월세 walse	smaller deposit + monthly rent	월세는 반대예요. 작은 보증금에, 매달 집세를 내요. 월세, the 월 means month — you pay rent every month.
전세는 보증금이 커요 jeonse-neun bojeunggeum-i keo-yo	As for jeonse, the deposit is big.	예문으로 볼게요. 전세는 보증금이 커요. Listen — with 전세, the deposit is big.
월세는 다달이 돈을 내요 walse-neun dadari don-eul nae-yo	As for walse, you pay money month by month.	그리고 월세는 다달이 돈을 내요. And with 월세, you pay money every single month.
집주인 jipjuin	landlord / property owner	좋은 질문이에요. 집주인은 그 큰돈을 굴려서 이익을 봐요. Great question. The 집주인, the landlord, invests that big deposit and earns from it.
보증금은 나중에 돌려받아요 bojeunggeum-eun najunge dollyeobad-a-yo	You get the deposit back later.	그 큰돈이 바로 보증금이에요. 계약이 끝나면 보증금은 나중에 돌려받아요. That big money is the 보증금, the deposit — and you get it back when the lease ends.
보증금 bojeunggeum	refundable deposit	So 보증금 is basically a giant refundable security deposit. Both 전세 and 월세 have one — 전세 is just... enormous.



Grammar / Structure Notes

전세 · 월세

전세 · 월세 — two ways to rent a home

One big deposit vs. monthly rent

전세

전세 — big lump-sum deposit, no monthly rent

You get the whole deposit back later

월세

월세 — smaller deposit + monthly rent

월 = month

전세는 보증금이 커요

전세 + 는 + 보증금 + 이 + 커요 — As for jeonse, the deposit is big.

예문으로 볼게요. 전세는 보증금이 커요. Listen — with 전세, the deposit is big.

월세는 다달이 돈을 내요

월세 + 는 + 다달이 + 돈 + 을 + 내요 — As for walse, you pay money month by month.

그리고 월세는 다달이 돈을 내요. And with 월세, you pay money every single month.

Pronunciation Loop

Phrase	How to practice
월세	wolse
보증금	bojeunggeum
관리비	gwalli-bi

Self-Check

- 1 Say 전세 / 월세 / 보증금 / 관리비 three times: slow, natural, then inside a short sentence.
- 2 Write one original sentence that was not in the video.
- 3 Rewatch the YouTube lesson and pause when the same pattern appears.

Related / Subsequent Studies



Lesson	Why study it next	Link
빨강 / 파랑 / 노랑 Your First Korean Colors	A1 Vocabulary: compare 빨강 / 파랑 / 노랑 with this lesson so the boundary becomes clearer.	Open lesson https://www.koreanladder.com/lesson.html?id=KOR-A1-VOCAB-HOM-002
집 / 방 / 화장실 Rooms and Everyday Things at Home	A1 Vocabulary: compare 집 / 방 / 화장실 with this lesson so the boundary becomes clearer.	Open lesson https://www.koreanladder.com/lesson.html?id=KOR-A1-VOCAB-HOM-001
청소 / 빨래 / 설거지 Talking About Household Chores	A2 Vocabulary: compare 청소 / 빨래 / 설거지 with this lesson so the boundary becomes clearer.	Open lesson https://www.koreanladder.com/lesson.html?id=KOR-A2-VOCAB-HOM-001
미세먼지 / 장마 / 폭염 / 황사 Weather and Environment News	B2 Vocabulary: compare 미세먼지 / 장마 / 폭염 / 황사 with this lesson so the boundary becomes clearer.	Open lesson https://www.koreanladder.com/lesson.html?id=KOR-B2-VOCAB-NAT-001

My Notes

Your ladder to fluent Korean. This PDF, the website, and the video lessons are free for personal study.