KR

KOREAN LESSON

Basic Conversation 3 · Chapter 4 · Finding a Home

Korean Basic Conversation 3

Chapter 4 · Looking for a Place to Live: Viewings & Renting

🏠 Finding a Home — 집 구하기

*Looking for a flat means describing exactly what you want: "a room that gets a lot of light", "the flat I saw yesterday", "the place I will live in". Korean builds these phrases by putting a **verb in modifier form before the noun**: **-는**, **-(으)ㄴ**, **-(으)ㄹ**. This is the main new tool of the chapter, and it unlocks long, natural sentences. The vocabulary covers viewings, **보증금** (deposit), **월세** (monthly rent) and contracts. Dialogs have a **Hard words** note, and a short **reading text** closes the chapter.*

eo = ㅓ (short, open "uh") **eu** = ㅡ (unrounded "oo")

kk, tt, pp, ss, jj = tense (tight, unaspirated) consonants

① At the Estate Agent — 부동산에서

A:

안녕하세요. 살 집을 구하고 있는데요.

Hello. I'm looking for a place to live.

B:

어서 오세요. 원룸을 원하세요, 투룸을 원하세요?

Welcome. Do you want a studio or a two-room flat?

A:

혼자 살아서 원룸이면 돼요. 지하철역에서 가까운 곳이 좋아요.

I live alone, so a studio will do. I'd like somewhere close to a subway station.

B:

예산은 어느 정도 생각하고 계세요?

What kind of budget do you have in mind?

A:

② The Viewing — 집 구경

A:

이 방은 해가 잘 드는 남향이에요.

This room faces south and gets plenty of sun.

B:

정말 밝네요. 창문으로 보이는 경치도 좋아요.

It's really bright. The view from the window is nice too.

A:

에어컨하고 냉장고는 이미 있는 옵션이에요.

The air conditioner and fridge are options already here.

B:

세탁기도 있는 집이에요?

Is it a place that has a washing machine too?

A:

보증금 천만 원에 월세는 오십만 원 이하로 찾고 있어요.

I'm looking for a 10 million won deposit with monthly rent under 500,000 won.

B:

알겠습니다. 오늘 오후에 볼 수 있는 집이 몇 군데 있어요.

Understood. There are a few places you can see this afternoon.

Hard words: 부동산 bu-dong-san · 구하고 있는데요 gu-ha-go in-neun-de-yo · 원룸 wol-lum · 예산 ye-san · 보증금 bo-jeung-geum · 월세 wol-sse · 이하 i-ha

③ Asking About Costs — 관리비는 얼마예요?

A:

관리비는 따로 내야 해요?

Do I have to pay the maintenance fee separately?

B:

네, 한 달에 칠만 원이에요. 인터넷 요금은 관리비에 포함돼 있어요.

Yes, it's 70,000 won a month. Internet is included in the maintenance fee.

A:

전기세하고 가스비는요?

What about electricity and gas?

B:

그건 쓴 만큼 따로 내시는 거예요. 겨울에는 더 많이 나올 수 있어요.

You pay for those separately, according to what you use. They can be higher in winter.

A:

네, 세탁기, 책상, 침대까지 있는 풀옵션이에요.

Yes, it's fully furnished, with a washing machine, desk and even a bed.

B:

좋네요. 그런데 이 집은 왜 이렇게 싸요?

Nice. But why is this place so cheap?

Hard words: 해가 잘 드는 hae-ga jal deu-neun · 남향 nam-hyang · 경치 gyeong-chi · 옵션 op-ssyeon · 세탁기 se-tak-gi · 풀옵션 pu-rop-ssyeon

④ Thinking It Over — 어느 집이 더 좋아요?

A:

어제 본 집하고 오늘 본 집 중에 어디가 더 마음에 드세요?

Of the place you saw yesterday and the one you saw today, which do you like more?

B:

어제 본 집은 역에서 가깝지만 좀 어두웠어요.

The place I saw yesterday was close to the station but a bit dark.

A:

오늘 본 집은 밝고 조용해서 살기 좋아요.

The place you saw today is bright and quiet, so it's good to live in.

B:

맞아요. 제가 찾던 집이 바로 이런 집이에요.

알겠어요. 계약 기간은 얼마나 돼요?

I see. How long is the contract?

Hard words: 따로 tta-ro · 포함돼 있어요 po-ham-dwae i-sseo-yo · 전기세 jeon-gi-se · 가스비 ga-seu-bi · 계약 기간 gye-yak gi-gan

That's right. A place like this is exactly what I was looking for.

A:

그럼 내일까지 생각해 보시고 연락 주세요.

Then please think it over until tomorrow and contact me.

Hard words: 마음에 드세요 ma-eu-me deu-se-yo · 어두웠어요 eo-du-wo-sseo-yo · 조용해서 jo-yong-hae-seo · 찾던 chat-tteon · 연락 yeol-lak

⑤ Signing the Contract — 계약하려고 왔어요

A:

그 집으로 계약하려고 왔어요.

I've come to sign the contract for that place.

B:

네. 계약서를 천천히 읽어 보세요. 모르는 말이 있으면 물어보세요.

Yes. Please read the contract slowly. If there are words you don't know, ask.

A:

이사 가는 날짜는 언제로 하면 돼요?

What date should I move in?

B:

이번 달 말에 들어오실 수 있어요. 지금 사는 분이 그때 나가요.

You can move in at the end of this month. The person living there now leaves then.

A:

그리고 계약하기 전에 확인할 게 더 있을까요?

And is there anything more I should check?

B:

⑥ Two Friends (casual) — 이사 갈 집 찾았어?

A:

이사 갈 집은 찾았어?

Have you found a place to move to?

B:

응, 어제 본 집으로 정했어. 햇빛이 잘 드는 방이야.

Yeah, I decided on the one I saw yesterday. It's a room that gets lots of sunlight.

A:

대박! 월세는 얼마야?

Awesome! How much is the rent?

B:

오십만 원인데 풀옵션이라서 살 게 별로 없어.

It's 500,000 won, but since it's fully furnished I hardly have to buy anything.

A:

좋겠다! 집들이 하면 나도 불러 줘.

Lucky you! When you have the housewarming, invite me too.

Hard words: 정했어 jeong-hae-sseo · 햇빛 haet-bit · 대박 dae-bak · 별로 byeol-lo · 집들이 jip-

집 주인이 맞는지 등기부등본을 꼭 확인하세요.

Be sure to check the property registration to confirm it's the real owner.

Hard words: 계약서 gye-yak-sseo · 읽어 보세요 il-geo bo-se-yo · 이사 i-sa · 들어오실 수 deu-reo-o-sil su · 집 주인 jip ju-in · 등기부등본 deung-gi-bu-deung-bon

tteu-ri · 불러 줘 bul-leo jwo

🔑 Key Phrases — 중요한 표현

SITUATION	POLITE	CASUAL
I'm looking for a place to live.	살 집을 구하고 있어요.	살 집 구하고 있어.
What's the deposit / monthly rent?	보증금과 월세가 얼마예요?	보증금이랑 월세가 얼마야?
Is the maintenance fee included?	관리비 포함이에요?	관리비 포함이야?
Can I see the room?	방을 볼 수 있어요?	방 볼 수 있어?
I'll think about it.	생각해 볼게요.	생각해 볼게.
I'd like to sign the contract.	계약하고 싶어요.	계약하고 싶어.

🔤 Three Verbs for Homes — 동사

VERB	EVERYDAY POLITE (-요)	FORMAL (-ㅂ니다)	CASUAL
to live (살다)	살아요	삽니다	살아
to move house (이사하다)	이사해요	이사합니다	이사해
to sign a contract (계약하다)	계약해요	계약합니다	계약해

🧱 The Tool of the Chapter: Verb Modifiers

You know that an adjective can sit in front of a noun in the form **-(으)ㄴ**: 큰 방 (a big room), 밝은 집 (a bright house). A **verb** can do the same, but the ending shows *time*: present, past or future. The whole phrase in front of the noun is like an English relative clause ("the room *that I saw*").

TIME	ENDING	VOWEL STEM	CONSONANT STEM
present (is doing)	-는	보는 집 the house I'm viewing	먹는 사람 the person who is eating
past (did)	-ㄴ / -은	본 집 the house I saw	읽은 계약서 the contract I read
future / planned	-ㄹ / -을	볼 집 the house I'll see	읽을 계약서 the contract I'll read

1. Present: -는

Attach **-는** straight to the stem, vowel or consonant: 해가 잘 드는 방 ("a room that gets plenty of sun"), 창문으로 보이는 경치 ("the view seen from the window"), 세탁기가 있는 집 ("a place that has a washing machine"). Stems ending in ㄹ lose the ㄹ: 살다 → 사는 집 ("the house where one lives").

2. Past: -(으)ㄴ

-ㄴ after a vowel and **-은** after a consonant: 어제 본 집 ("the house I saw yesterday"), 지금 사는 분; 전에 산 집 is "the house I bought/lived in before". With ㄹ stems the ㄹ drops and ㄴ is added: 살다 → 산. Note that 있다 and 없다 take -는 even in the present: 있는, 없는 (맛있는 음식, 관리비가 없는 방).

3. Future or intended: -(으)ㄹ

-ㄹ after a vowel and **-을** after a consonant: 이사 갈 집 ("the house I'm going to move to"), 살 집, 읽을 시간 ("time to read"). It also appears inside patterns you know: -(으)ㄹ 수 있어요

and -(으)ㄹ 거예요.

4. Remembered past: -던

A related form, **-던**, means "used to / was doing": 제가 찾던 집 ("the house I was looking for"). It appears in dialog 4 and is often heard in speech and songs.

SENTENCE	ENGLISH
제가 사는 집은 서울에 있어요.	The house where I live is in Seoul.
어제 본 집이 더 마음에 들어요.	I like the house I saw yesterday more.
이사 갈 집은 지하철역에서 가까워요.	The house I'll move to is near a subway station.
해가 잘 드는 방을 찾고 있어요.	I'm looking for a room that gets lots of sun.

📖 Reading — 읽기: 민호 씨의 새 집

민호 씨의 새 집

민호 씨는 이번 달 말에 이사해요. 그래서 지난주부터 부동산에 가서 집을 보고 있어요. 첫 번째로 본 집은 월세가 싸지만 좀 어두웠어요. 두 번째로 본 집은 해가 잘 드는 남향이었어요. 그 집은 에어컨과 세탁기가 있는 풀옵션이었어요. 민호 씨는 그 집이 마음에 들어서 계약하기로 했어요. 계약하기 전에 등기부등본을 확인했어요. 이제 이사 갈 집이 생겨서 마음이 편해요.

Word list: 그래서 *(so)* · 지난주 *(last week)* · -기로 하다 *(to decide to)* · 생기다 *(to come to have; to appear)*

True or false? (맞으면 O, 틀리면 X)

1. 민호 씨는 이번 달 말에 이사해요.
2. 첫 번째 집은 밝았어요.
3. 두 번째 집에는 에어컨과 세탁기가 있었어요.
4. 민호 씨는 계약한 후에 등기부등본을 확인했어요.

▼ Show answers

1. O · 2. X (it was cheap but dark) · 3. O · 4. X (he checked it *before* signing, 계약하기 전에)

📖 Vocabulary — 어휘

#	KOREAN	SAY IT	ENGLISH	TYPE
1	부동산	*bu-dong-san*	estate agent; real estate	noun
2	원룸	*wol-lum*	studio flat	noun
3	보증금	*bo-jeung-geum*	deposit	noun
4	월세	*wol-sse*	monthly rent	noun
5	관리비	*gwal-li-bi*	maintenance fee	noun
6	계약서	*gye-yak-sseo*	contract (document)	noun
7	집 주인	*jip ju-in*	landlord; owner	noun
8	남향	*nam-hyang*	south-facing	noun
9	옵션	*op-ssyeon*	option (built-in furniture/appliances)	noun
10	세탁기	*se-tak-gi*	washing machine	noun
11	이사	*i-sa*	moving house	noun
12	예산	*ye-san*	budget	noun
13	구하다	*gu-ha-da*	to look for; to find	verb
14	계약하다	*gye-ya-ka-da*	to sign a contract	verb
15	이사하다	*i-sa-ha-da*	to move house	verb
16	포함되다	*po-ham-doe-da*	to be included	verb
17	확인하다	*hwa-gin-ha-da*	to check; to confirm	verb
18	밝다	*bak-tta*	to be bright	adj

#	KOREAN	SAY IT	ENGLISH	TYPE
19	어둡다	*eo-dup-tta*	to be dark	adj
20	조용하다	*jo-yong-ha-da*	to be quiet	adj

Deposit and Monthly Rent (check with an agent)

Guides for foreign residents describe three common systems: **월세** (a smaller deposit plus rent every month, the usual choice for foreigners), **전세** (one large deposit and no monthly rent, harder for foreigners and described by some guides as risky without professional help) and **반전세** (a middle option: a larger deposit and a smaller monthly rent). Contracts are often one to two years. Utilities are usually not included in the rent, and agents often charge a fee based on the rent or deposit. Deposit fraud is a known problem, so guides advise viewing in person and checking the property registration (**등기부등본**) before paying. Rules and amounts change, so confirm each point with the agent and, if needed, a lawyer.

남향, 풀옵션 and 원룸

Agents often list **남향** (south-facing) as a selling point because of sunlight. **풀옵션** means the home comes with appliances and furniture such as a fridge, washing machine, air conditioner and desk; **옵션** alone means only some are included. A **원룸** is a studio. These meanings come from common usage, so look at each listing to see exactly what is in the room.

As Heard in Dramas — 드라마에서

Housing is a favourite drama theme. A character who says 내 집 마련이 꿈이에요 ("my dream is to have a home of my own") is saving hard, and a housewarming invitation 집들이 해요! brings friends with gifts such as toilet paper or detergent (a traditional wish for things to "flow" and "foam up" well). Money arguments often mention 월세 밀렸어요 ("the rent is overdue").

Grammar Pointer

The adjective form -(으)ㄴ before a noun is from Korean Basic Conversation 2, Chapter 4 (Describing), and the future -(으)ㄹ 거예요 and the question -(으)ㄹ까요 from Chapter 3 (Plans). The reason ending -아/어서 is from Korean Basic Conversation 3, Chapter 3 (Post Office, Bank & Paying Bills). Verb modifiers will keep returning through the rest of this course.

✍️ Try It Yourself — 연습

Say each answer out loud first, then click to check.

1. Say "I'm looking for a room that gets plenty of sun."

▼ Show answer

해가 잘 드는 방을 찾고 있어요.

2. Say "The house I saw yesterday was a bit dark."

▼ Show answer

어제 본 집은 좀 어두웠어요.

3. Say "The flat I'm going to move to is near the station."

▼ Show answer

이사 갈 집은 역에서 가까워요.

4. Ask "Is the maintenance fee included?"

▼ Show answer

관리비가 포함돼 있어요? (or 관리비 포함이에요?)

5. Say "Please read the contract slowly and ask if there is a word you don't know."

▼ Show answer

계약서를 천천히 읽어 보세요. 모르는 말이 있으면 물어보세요.

6. Tell a friend casually "Invite me to the housewarming of the house you're moving to."

▼ Show answer

이사 갈 집 집들이에 나도 불러 줘.