SEOUL HOMES

Renting in Korea as a foreigner: a 20-point checklist

The steps from the Seoul Homes renting guides on one page, stage by stage. Print it or save the PDF and take it to viewings.

Before you search

- [ ] 1. Wolse (a deposit plus monthly rent) is the easiest, lowest-risk start; jeonse needs a large lump sum.
- [ ] 2. Budget for the maintenance fee (관리비), the one-time brokerage fee (capped by local ordinance) and utility set-up, not just rent and deposit.
- [ ] 3. Have your passport (and ARC if you have one) and, ideally, a Korean bank account.

Viewing

- [ ] 4. View the actual unit with a licensed agent (공인중개사); never pay to hold a home you have not seen.
- [ ] 5. Ask what the 관리비 covers, the lease length, and whether it is 풀옵션 (fully furnished).
- [ ] 6. Be wary of rent or a deposit far below similar homes nearby.

Before you sign

- [ ] 7. Pull the property register (등기부등본) yourself at iros.go.kr; do not rely on a copy you are handed.
- [ ] 8. Section A (갑구): the owner's name must match the contract and their ID exactly; a seizure or provisional attachment is a red flag.
- [ ] 9. Section B (을구): your deposit plus every debt listed should sit well below the home's value (a common rule of thumb is under about 70%).
- [ ] 10. If someone other than the owner signs, confirm the power of attorney with the owner directly.
- [ ] 11. Get every term in the written contract (계약서), including the 관리비, lease length and renewal.

Paying and moving in

- [ ] 12. Pay the contract deposit (계약금, usually about 10%) when you sign and the balance on move-in day.
- [ ] 13. Pay only by bank transfer, and only to an account in the registered owner's name.
- [ ] 14. Pull the register again on balance day to check for a new mortgage or a change of owner.
- [ ] 15. Keep every receipt, message and the signed contract.
- [ ] 16. On move-in day, file 전입신고 (for foreigners, the address change report, 체류지 변경신고) and get the 확정일자 at the 주민센터.
- [ ] 17. For a large deposit such as jeonse, consider deposit-guarantee insurance (전세보증보험, e.g. HUG); apply before half the lease term has passed.
- [ ] 18. Staying more than 90 days: register for an ARC within 90 days of entry.

If your deposit is not returned

- [ ] 19. Do not move out first; if you must, apply to the court for a lease registration order (임차권등기명령) before you leave.
- [ ] 20. Try the Housing Lease Dispute Mediation Committee, report to the police if you were deceived, and claim on HUG cover if you have it.

This checklist is general information, not legal advice. See the full Seoul Homes guides for details.
https://seoulhomes.kr/en/properties/guide/renting-checklist/