

Unit 1 Finance

■ Banking

The easiest way to get cash from your savings or checking account is to use your debit card and PIN number at an ATM machine, but you can also complete a variety of transactions inside a bank. If you want to **deposit** a check or **withdraw** money, the bank teller can do that for you. While you are at the bank, you might want to check your balance or perhaps talk to a financial advisor to discuss different ways you can invest your money to get a better interest rate. Or you might want to **borrow** money to buy a house or set up a business. The bank will approve the loan if you have a good credit rating. Of course, nowadays, you can also pay your bills, transfer funds, and even apply for loans online.

1 account (n) 帳戶

Ex. We **opened** new accounts at a bank last week.

related forms:

- The victim was too shocked to **give an account of** what had happened.
- Games are often canceled **on account of** rain.
- Can you **account for** your absence last Friday?
- These occupations now **account for** 40% of all workers.
- Politicians should be accountable to the voters.
- He works in accounting.

2 deposit (v) 存入 (銀行)

Ex. Your paycheck will be automatically deposited into your account.

related forms:

- Please deposit your things in your room and return to the hotel lobby.
- Deposits can be made at any branch. **OPP:**
- The couple **put down** a deposit on a car.
- The company has discovered new oil deposits below the ocean floor.

word roots: 表「行為動作」 pos, pon, pound =

ex**pose** (out+place)

im**pose** (in+place)

com**ponent** (together+place+n)

ex**pound** (out+place)

3 withdraw (v) 提取

Ex. The credit card allows you to withdraw up to \$20,000 a day from cash dispensers.

related forms:

- A knee injury forced him to withdraw **from** the competition.
- There are penalties for the early withdrawal of savings.

✓ **Vocabulary note**

- loan, lend, borrow

■ Investments

Saving and investing your money in a **profitable** way takes both skill and luck. You should keep some money liquid, which means that you can access it immediately. This money should be used to pay regular expenses and debts. The capital that is left could be invested in a long-term deposit or a bond, where you will get a better interest rate. The next level of investing is either to purchase stocks in companies or to buy property. Both investment strategies carry risks, so it is important to **diversify** your investments. This means that your money should not be put in just one company or just one kind of company. If you can't study the stock market regularly, you can go to a financial advisor for help. These experts will design a portfolio that fits your specific needs depending on your total assets, and they will make the financial transactions for you. For this service, they take a commission.

4 profitable (a) 有利潤的

Ex. The company had to eliminate 300 jobs to stay profitable after the outbreak of the disease.

OPP:

related forms:

- You could spend your time more profitably with a good book.
- A lot of companies will profit **from** the fall in interest rates.
- There are lessons in the stories that all children can profit **from/by**.
- The company **made** a healthy profit on the deal. **OPP:**
- They plan to increase profitability by making the factory more efficient.

5 diversify (v) 多樣化

Ex. User requirements have diversified over the years.

related forms:

- The city is known for its cultural diversity.
- The newspaper aims to cover a diverse range of issues.

word roots: 表「現象」 vers, vert =

inverse (in+turn)

vertigo (turn+go)

extrovert (outward+turn)

convert (加強語氣+turn)

■ Property

For most people, buying a residence is the most important purchase they will make. Because it is so expensive to buy a single-family house or just an apartment within a building, buyers usually **finance** their purchase by making a down payment on a percentage of the agreed price and taking out a mortgage on the remaining balance. Most people arrange the buying and selling through a real estate agent, or realtor, who receives a fee or commission. Usually a **prospective buyer** makes an offer for a property and if they make a deal with the owner, he or she accepts the offer. Some people buy property as an investment. Typically they will renovate and then rent out or **lease** the property, either furnished or unfurnished, through a realtor. These include commercial spaces as well as residential housing, both downtown and in the suburbs. The landlord signs a contract with the tenant(s), which includes details about the rights and responsibilities of each party.

6 finance (n) 資金、金融

Ex. They need to **raise** finance for further research.

related forms:

- His parents financed him to study abroad.
- Many families are struggling with financial problems.
- He is still financially dependent on his parents.

7 prospective (a) 預期的

Ex. The university will be holding an open day for **prospective students**.

related forms:

- There's not much prospect that the war will be over soon.

- The company specializes in prospecting **for** oil.

8 lease (n) 租約

Ex. He **signed** a two-year lease when he moved into the flat.

The landlord refused to **renew** his lease.

The 10-year lease **expired** in 2015.

Do you understand all **the terms of** the lease?

related forms: **rent, hire, lease**

- We rented an apartment together.
- The TV is rented.
- You can hire a car at the airport.
- The building was leased **to** a health club.