

REAL ESTATE AGENCY BAZA PRICE LIST

1. Drafting of the contract: preparation of the standard form of the sales contract is included in the commission. If the client prematurely unilaterally withdraws from the concluded real estate agency services contract or otherwise violates the terms of the agency contract, the cost of drafting the contract shall be charged according to the applicable lawyer or notarial tariffs. Drafting of an individualized contract: according to the applicable lawyer's or notary's tariffs.
2. Checking the legal status of the real estate in the sale of the real estate: included in the commission. If the client prematurely unilaterally withdraws from the concluded real estate agency services contract or otherwise violates the terms of the agency contract, the cost of checking the legal status of the real estate shall be charged at the hourly rate of 250.00 EUR/hour + VAT.
3. Preparation of the land registry proposal: at lawyer's or notary's tariff (not included in the commission).
4. Assessment of the market value of the real estate: included in the commission. If the client prematurely unilaterally withdraws from the concluded agency contract or otherwise violates the provisions of the agency contract, the cost of assessing the market value of the real estate shall be charged at the hourly rate of EUR 200.00 + VAT.
5. Viewings: Included in commission. If the client prematurely unilaterally withdraws from the concluded agency contract or otherwise violates the provisions of the agency contract, the costs will be charged under the item 80.00 EUR + VAT/view.
6. Hour of consultancy or negotiation for the sale of the real estate: included in the commission. If the client prematurely unilaterally withdraws from the concluded real estate agency contract on the sale/lease of real estate or otherwise violates the provisions of the real estate agency contract, the cost of consulting or real estate agency contract or otherwise violates the provisions of the real estate agency contract, the cost of time spent is charged at an hourly rate of 180.00 EUR + VAT/hour.
7. Obtaining the land registry statement, location information, copies of the cadastral plan and other missing documentation and certificates: is included in the commission. If the client prematurely unilaterally withdraws from the concluded agency contract or otherwise violates the provisions of the agency contract, the cost of obtaining documentation is charged 180,00 EUR + VAT/ hour.
8. Document review when selling a real estate: included in the commission. If the client prematurely unilaterally withdraws from the concluded real estate agency services contract or otherwise violates the terms of the agency contract, the cost of checking the legal status of the real estate shall be charged at the hourly rate of 250.00 EUR + VAT/hour.
9. Advertising costs: Advertising costs at the sole discretion of the real estate agency are included in the commission, and advertising at the special request of the client is charged separately at the actual costs for each advertisement and additionally for the work of the real estate agency in the amount of EUR 180.00 + VAT.

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10. Valuations done by appraisers: according to the price list of court expert and construction appraiser or an authorised appraiser from the Slovenian Institute of Auditors (not included in the commission).
11. Other services: assistance to the client in completing the tax return, notarization of signatures on the contract, notification of changes to the contracting authority of individual connections, drafting of the handover record, etc. are included in the commission. If the client prematurely unilaterally withdraws from the concluded agency contract or otherwise violates the provisions of the agency contract, the mentioned services shall be charged at the hourly rate: EUR 350,00 + VAT.
12. Package I: Contract standard form preparation, document review, tax return form completion and real estate handover document preparation. The price is EUR 690,00 + VAT.
13. Package II: Contract standard form preparation, document review, tax return forms completion and tax return documents acceptance, the original notarial contract safekeeping and real estate handover. The price is EUR 880,00 + VAT.

The agency fee is increased by VAT at the applicable tax rate.

INDIVIDUAL SERVICES	PRICES
Official documents	
Examination of documents	180,00 € + VAT
Acquisition of land registry statement – insight and printout	12,00 € + VAT
Obtaining a land registry statement in the land registry court	155,00 € + VAT
Acquisition of the pre-emption right	170,00 € + VAT
Obtaining location information	155,00 € + VAT
Obtaining a certificate of intended use of land	155,00 € + VAT
Obtaining documents from the Surveying and Mapping Authority of the Republic of Slovenia (GURS)	155,00 € + VAT

Preparation of tax return for assessment of real estate tax and delivery of tax return to the competent authority	215,00 € + VAT	Preparation and storage of the documents and pictorial material	135,00 – 160,00€ + VAT
Preparation of documentation for land registry proposal (entry of property rights, entry of mortgages, entry of floor division...)	185,00 € - 280,00 € + VAT	Viewings (over 20 km)	80,00 € + VAT/viewing
Valuations		Advertising costs:	
Determination of the market value of the real estate by the real estate agent:		On the Agency's website and websites working with the agency	150 € + VAT
Simple objects (apartment, house,...)	222,00 € + VAT	Advertising at the specific request of the client is charged separately	according to the acquired invoice of the advertiser
Demanding facilities (outbuildings...)	280,00 € + VAT	Realization of the lease/rental procedure	1% of the contract value + VAT
		Realization of the sale/purchase procedure	1% of the contract value + VAT
Agricultural land turnover			
Offer for sale of agricultural land, managing approval of legal transactions	222,00 € + VAT		
Other sales procedures required for agricultural land	by the number of hours		
Contracts			
Sale/purchase, rental, exchange, gift and other types of contracts	250,00 € - 950,50 € + VAT		
Legal advice and consulting	220,00€- 850,50€ + VAT		
Other services			
Preparation of documentation for drafting the Sale/purchase, rental, exchange, gift or other type of contracts	115,00 – 175,00€ + VAT		
Preparation of the Handover report	150,00 – 250,00€ + VAT		
Handover of the real estate	150,00 – 250,00€ + VAT		
Building manager notice and preparation of monthly utilities	95,00 – 150,00€ + VAT		