

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. If the client prematurely unilaterally withdraws from the concluded agency contract or otherwise violates the provisions of the agency contract, the time spent will be charged at the hourly rate of 180,00 EUR + VAT/hour.

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.

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

INDIVIDUAL SERVICES	<u>PRICES</u>
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 VAT	170,00 € +
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
Taxes	
Preparation of tax return for assessment of real estate tax and delivery of tax return to the competent authority	215,00€ + VAT
Tax consultation	200,00€ - 520,00 € + VAT

Valuations

Determination of the market value of the real estate by the real estate agent:

Simple objects (apartment, house,...) 222,00 € + VAT

Demanding facilities (outbuildings...) 580,00 € + 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

Legal services

Sale/purchase, rental, exchange, gift and other types of contracts 250,00 € -950,50 € + VAT

Legal advice and consulting 220,00€-850,50€ + VAT

Preparation of documentation for land registry proposal (entry of property rights, entry of mortgages, entry of floor division...) 185,00 € -280,00 € + VAT

Preparation of documentation for drafting the Sale/purchase, rental, exchange, gift or other type of contracts 115,00 – 275,00€ + VAT

Other services

Keeping money in a fiduciary account 100,00€ – 250,00€ + VAT

Preparation of the Handover report 150,00 – 275,00€ + VAT

Handover of the real estate 150,00 – 275,00€ + VAT

Building manager notice and preparation of monthly utilities

95,00 – 150,00€ + VAT

Preparation and storage of the documents material

135,00 – 160,00€ + VAT

Preparation and storage of pictorial material

135,00 – 160,00€ + VAT

Viewings (over 20 km)

80,00 € + VAT/viewing

Advertising costs:

On the Agency's website and websites working with the agency

150 € + VAT

Advertising at the specific request of the client is charged separately

according to the acquired invoice of the advertiser

Realization of the lease/rental procedure

1% of the contract value + VAT

Realization of the sale/purchase procedure

1% of the contract value + VAT

Realisation

Realization of the rental process

1% of the contract value + VAT or min. EUR 1250 + VAT

Realization of the purchase sale process

1% of the contract value + VAT or min. EUR 1650 + VAT
