

GENERAL BUSINESS TERMS

Pursuant to the provisions of Article 18 of the Act on mediation in real estate transactions (Official Gazette number: 107/07, 144/12, 14/14, 32/19), the agency Mondo nekretnine J.d.o.o. provides general conditions for carrying out mediation.

Description of individual mediator jobs

Article 1.

1. The mediator is obliged, with the attention of an orderly and conscientious businessman, to undertake actions in the sense of trying to find and bring into contact with the principal a person who would negotiate the conclusion of a sales contract or a lease/lease contract aimed at the transfer and acquisition of ownership rights, which realizes the interest of the principal.

2. In addition to the obligation to find a person or an opportunity to conclude a contract, the mediator, with the cooperation and notification of the client, undertakes to mediate in the negotiations, to try to get the parties to agree and conclude a contract to their mutual satisfaction, to notify the provider (seller/buyer) of the circumstances essential to conclusion of the deal, provide legal support during the preparation of individual acts and submit the necessary documentation after the conclusion of the contract to the competent ZK department of the Municipal Court for the registration of ownership rights.

Intermediary fee

Article 2.

1. The fundamental obligation of the client (seller/buyer) is to pay the mediator the agreed fee, which is paid for individual tasks of the mediator described in Article 1 of the General Conditions for Mediation.

2. The obligation to pay the brokerage commission is regulated by the Brokerage Agreement, which is concluded with each principal (seller/buyer) individually, and which also regulates the amount of the brokerage fee.

3. The fee for the mediation service is charged in the amount of 3% of the total amount of the purchase price or the agreed fixed fee, VAT is not included in the price.

Article 3.

1. The agreed and paid intermediary fee includes the costs of court fees for registration, notary fees for the verification of signatures on documents, fees for obtaining the title deed, copies of the cadastral plan, obtaining the OIB, transferring the mortgage for the purpose of changing the mortgagee, certificates and documents related to the concluded of legal work that realizes the interest of the principal (seller/buyer), except for the costs of drafting the sales contract, if, due to the specifics of the sale, it needs additional services of a lawyer/notary.

Cancellation of the mediation order

Article 4.

1. The principal (seller/buyer) can cancel the mediation order, provided that the cancellation is not contrary to the principle of conscientiousness. In this regard, the procedure for canceling an order

cannot fall into a storm, that is, with the intention of depriving the intermediary or knowingly damaging the right to compensation.

2. The cancellation of the mediation order is specified in the Mediation Agreement.

Article 5.

As a mediator, the agency has at least one employed person, agent or director of the company, who is professionally qualified for mediation in real estate transactions, and has passed the professional exam from Article 30 of the Act on mediation in real estate transactions.