



ALAVIJA NEKRETNINE d.o.o., Dubrovnik, Dr. Ante Starčevića 29,
MB: 02035715, OIB: 68956361930, koje zastupa direktor Mirjana Alavija.

GENERAL TERMS AND CONDITIONS

The agency **ALAVIJA REAL ESTATES Ltd.** bases its activities in real estate traffic on highly professional and ethical codex. The general terms and conditions are a synthesis of the whole purchase-sale cycle which our agency performs for all the forms in mediation in real estate traffic.

During real estate transactions, the agency gives directions to the Client and leads him towards the following model:

- **seller identification**, to check out if this is a true property owner in order to avoid formal-legal state of the real estate. We put special emphasis when it is about the seller who is a legal person and in case of real estates in the phase of construction
- **real estate identification** (house and land), to determine the real situation of real estate (surfaces discrepancy – difference between real surfaces and surfaces showed in proprietary certificate)
- **to determine validities of previous contracts regarding acquiring title deed over property** (purchase-sale contract, decision on inheritance ; contract on lifetime support or another legal matter) and their registration in land registries
- **to check out the real estate status in cadastre**, especially in purchase-sale of houses and lands
- **to check out the real estate status in land registry** as most important thing regarding determination of real estate – sale subject - legal status
- **to check out if there are any encumbrances and obligations related to the real estate**
- **to check out the real estate status in spatial plans** (in case of sale of lands foreseen for construction of house or another facility)
- **conclusion of down-payment contract, preliminary contract or real-estate purchase contract, if it is not agreed other, depending on real estate legal status**
- **foreigners either buyers or sellers - for all legal matters it is necessary to hire a lawyer**
- **tax application for the buyer**
- **consulting related to financial-credit forms** for the Clients and advices in choosing most favorable banks, and monitoring credit approvals up to final realisation
- **contract registration in land registries**, which is the end of purchase-sale transaction.

The main goal and obligation of the agency is to connect the Client and third parties –mediation in negotiations – continuous informing the Client about all the circumstances significant for intended service.

Every Client is obliged to conclude a mediation contract, based on Civil Obligations Act and Act on mediation in real estate traffic, which regulate the obligations of the Client- order issuer and agency as mediator. Before conclusion of the contract, the Client is given all the necessary explanations and all the special needs or requests of the client order issuer, such as: marketing activities; Client's request to stay anonymous or realisation of purchase-sale upon contract on submediation, are adjusted. Mediation commission is determined by the Act on mediation in real estate traffic, and – as such –is a component part of Mediation contract.

The Price list is a constituent of general conditions of business activity, as advertised on web page www.alavija-nekretnine.hr and displayed on an distinguished place in business location .

General terms and conditions are regulated by the Article 18. of the Act on mediation in real estate traffic (Official Gazette No. 107 from October 19, 2007)