Brokerage fee schedule

PROAgentura d.o.o., with its registered office at Bukovačka cesta 324, Zagreb, Croatian personal identification number (OIB) 61801422320 (the Broker), applies this schedule to all real estate brokerage services it provides to its clients (the Client), in accordance with the Real Estate Brokerage Act and the Broker's General Terms of Business.

This schedule applies to all brokerage agreements concluded on or after 7 July 2026.

1. Brokerage fees

a. Purchase and sale of property

The fee is 2% to 6% of the agreed purchase price, depending on the type and value of the property and the scope of the agreed service. The fee is payable by the Client who has concluded a brokerage agreement.

If the Broker has agreements with both the seller and the buyer, it may charge both parties. The total fee for the same transaction must not exceed the maximum fee under this schedule.

b. Property exchanges

The fee is 2% to 6% of the value of the property each contracting party acquires in the exchange. If the Broker represents both parties, the combined fee must not exceed the maximum under this schedule.

c. Rentals and leases

For agreements of up to six months, the one-off fee is up to 100% of the agreed monthly rent. For agreements longer than six months, it is 100% to 300% of the agreed monthly rent. The fee depends on the type and value of the property, the complexity of the brokerage work, the duration of the contractual relationship and the scope of the agreed service.

The fee is payable by the Client who has concluded a brokerage agreement. If the Broker has agreements with both contracting parties (landlord and tenant, or lessor and lessee), it may charge both, provided that the combined fee for the same transaction does not exceed the maximum under this schedule.

2. Services included in the fee

The fee covers ordinary brokerage services prescribed by the Act and the brokerage agreement, in particular:

- Analysing the market and comparable offers to establish a realistic sale price or rent, as applicable.
- Reviewing available documents and examining the legal ownership status of the property.
- Checking the designated use of plots of building land and other land.
- Arranging and conducting viewings in person or using virtual reality tools.
- Communicating with interested parties throughout the process.
- Representing the Client in negotiations to obtain favourable terms.
- Coordinating with legal advisers on preliminary and final contracts, declarations consenting to registration of title, and registration in the land register.
- Preparing a record of the handover of the property.

• Assisting non-EU nationals in obtaining the permits required to acquire ownership.

• Recording the transfer of utility charges to the new owner or tenant.

• Informing the Client of obligations under anti-money-laundering legislation.

• Maintaining confidentiality and protecting the Client's personal data.

• Informing the Client of all circumstances material to the transaction, in accordance with professional standards.

3. Services outside the ordinary fee

At the Client's request, the Broker may arrange or assist in obtaining:

• A market valuation by an authorised valuer.

• Architectural, design and surveying services.

• Professional photography, video or drone footage.

• An energy performance certificate.

• Interior styling before sale or rental.

• Tax and financial advice, including assistance in arranging a loan.

• Property management after completion of the transaction.

• Other professional services tailored to the Client's specific needs.

Third-party costs, including lawyers' and notaries' fees, court and administrative fees, taxes and the charges of valuers, surveyors, banks, translators and other professionals, are excluded from the brokerage fee. The Client bears them separately unless expressly agreed otherwise.