



Preis- und Leistungsverzeichnis der Home HT GmbH für den Home-Vertrag zu Deiner Wohnung

Version 01.04.2022

Alle hier genannten Entgeltpreise verstehen sich inklusive der gesetzlichen Umsatzsteuer.

Leistung**Preis**

Verwaltung Deiner Wohnung, soweit in diesem Preis- und Leistungsverzeichnis keine zusätzlichen Entgelte vorgesehen sind („Servicegebühr“)

EUR 15.00 pro Monat

Wahrnehmung und Vertretung Deiner Interessen im Rahmen des mit Deinem Mieter bestehenden Mietverhältnisses und in den nachfolgend aufgelisteten Angelegenheiten:

- Überwachung des Zahlungseingangs von eingehenden Mietzahlungen, Entgegennahme von Mietzahlungen
- Entgegennahme und Bestätigung von Kündigungserklärungen des Mieters
- Entgegennahme und Abwicklung von Gewährleistungsverlangen des Mieters, z. B. Minderung wegen Mängeln
- Erstellung von Mieterdokumenten wie z.B. Wohnungsgeberbestätigung, Mietschuldenfreiheitsbescheinigung, Nachweise für Miet- und Kautionszahlungen, Nachweise für durchgeführte Besichtigungen, Untermieterlaubnis, Erlaubnis von Haustieren, Auslagenabrechnungen, Vollmacht zur Abholung von Schlüsseln, u.ä.
- Sonstige Kommunikation mit dem Mieter im Rahmen des Mietverhältnisses
- Erstellung der Betriebskostenabrechnung gegenüber dem Mieter nach Zugang und Vorgaben der WEG-Verwaltung
- Kommunikation mit der WEG-Verwaltung einschließlich Meldung von Schäden sowie logistische Unterstützung bei der Koordination von Mängelbeseitigungs-, Instandhaltungs- und Instandsetzungsmaßnahmen, wenn diese Maßnahmen im Verantwortungsbereich der Wohnungseigentümergeinschaft und/oder der WEG-Verwaltung liegen
- Koordinierung von Wartungsterminen und Zählerablesungen mit vom Eigentümer oder WEG-Verwaltung beauftragten externen Firmen
- Koordinierung von Mängelbeseitigung, Instandhaltungs- und Instandsetzungsmaßnahmen durch Handwerkerbeauftragung im Namen des Eigentümers: bis zu einem Auftragswert von brutto 800,00 EUR innerhalb einer Wohnung (Berechnungsgrundlage ist der Kostenvoranschlag des Handwerkers bzw. Lieferanten) ist hierfür keine gesonderte Zustimmung des Eigentümers erforderlich. Liegt der Wert der erforderlichen Maßnahme über dem in Satz 1 genannten Betrag, muss die Zustimmung des Eigentümers in Textform eingeholt werden. Ausgenommen hiervon sind Maßnahmen bei Gefahr in Verzug, insbesondere wenn Folgeschäden für das Gemeinschaftseigentum eintreten können

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| Vermarktung Deiner Wohnung, soweit in diesem Preis- und Leistungsverzeichnis keine zusätzlichen Entgelte vorgesehen sind | EUR 0.00 |
| Administrativer Aufwand für die erstmalige Vermietung aufgrund der Vermarktung durch Home („Einrichtungsgebühr“) | EUR 400.00 je Wohnung. Fällig mit Abschluss des Home-Vertrags sowie Aufnahme jeder weiteren Wohnung in den Vertragsumfang |
| Anfängliche oder spätere Vereinbarung gesetzlich zulässiger Mieterhöhungen oder sonstiger zusätzlicher Einnahmen aus dem Mietverhältnis („Mieterhöhungsgebühr“) | 100 % des Erhöhungsbetrages für eine Dauer von drei Monaten ab Eintritt der Erhöhung, mindestens jedoch EUR 150.00 |
| Beauftragung externer Dienstleister (insbesondere von Handwerkern) in Deinem Auftrag und auf Deine Rechnung („Reparaturgebühr“) | 10 % des jeweiligen, von Dir zu tragenden Bruttorechnungsbetrages des Dienstleisters |
| Delkrederegebühr im Rahmen des Mietfactoring (Home zahlt Dir pro Mietverhältnis überfällige Verbindlichkeiten Deines Mieters bis zur Höhe von einer Monatswarmmiete) | 2,5 % der von Home bezahlten Verbindlichkeit Deines Mieters |
| Wahrnehmung eines ersten, vereinbarten Termins in Deiner Wohnung im Zusammenhang mit der Vermarktung und Vermietung Deiner Wohnung | EUR 0.00 |
| Der erste, vereinbarte Termin im Zusammenhang mit der Vermarktung und Vermietung wurde von Dir nicht wahrgenommen und du hast uns nicht spätestens 48 Stunden vorher informiert – jeder weitere Termin: | EUR 100.00 |
| Aufwand von Home, wenn wir zu einem vereinbarten Übergabetermin die Wohnung nicht übernehmen, weil sie die vertraglich vereinbarten Eigenschaften nicht aufweist | EUR 300.00 |
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Schedule of Fees and Services of Home HT GmbH for the Home Contract for your apartment

Version of 1 April 2022

All charges set forth below are inclusive of statutory value-added tax.

Managing your apartment, if, and insofar as, no additional charges are provided for under this Schedule of Fees and Services (hereinafter referred to as “the Service Fee”):

EUR 15.00 per month

Safeguarding and representing your interests in the context of a tenancy that has been concluded with your tenant, and safeguarding and representing your interests in the matters listed below:

- monitoring the receipt of rent payments; receiving rent payments;
- receiving and confirming any declaration from the tenant that he intends to terminate the tenancy;
- receiving and handling any warranty claims a tenant may have, e.g. where a tenant demands a reduction due to defects;
- drafting of documents intended for the tenant, e.g. a Landlord’s letter of confirmation that he has supplied a dwelling to the tenant; a letter of confirmation that no rent arrears exist; proof of payment with regard to rent and rent security deposit; proof in respect of viewings carried out; permission to sublet the apartment, permission to keep pets; settlement of expenses; authorisation to collect keys, etc.;
- other communication with the tenant in the context of the tenancy;
- preparing the statement of operating costs addressed to the tenant in accordance with instructions received from the Community of Apartment Owners’ administration.
- communicating with the Community of Apartment Owners’ administration, including providing notification of damage, and providing logistic support in coordinating remedial action and maintenance and repair measures, provided that the Community of Apartment Owners and/or the Community of Apartment Owners’ administration is responsible for such measures;
- coordinating the scheduling of maintenance work and meter readings with external companies commissioned by the Owner or the Community of Apartment Owners’ administration;

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| <p>- coordinating remedial action and maintenance and repair measures by hiring skilled workpeople in the name of the Owner to do such jobs; up to a maximum amount of EUR 800.00 for a specific apartment (the basis for calculation shall be the skilled workman's or the supplier's quote) no separate consent from the Owner shall be required in this respect. Should the value of the necessary measure exceed the amount specified in the first sentence of this indent, it shall be a requirement to obtain the Owner's consent in text form. The aforementioned shall not apply, however, to any measure carried out in the case of imminent danger, particularly where consequential damage might occur to the jointly owned property.</p> | |
| <p>Marketing your apartment, if, and insofar as, no additional charges are provided for under this Schedule of Fees and Services:</p> | <p>EUR 0.00</p> |
| <p>Administrative expenditure for the first letting of the apartment that results from Home's marketing efforts (hereinafter referred to as "the Set-up Fee"):</p> | <p>EUR 400.00 per apartment Payable upon conclusion of the Home Contract and whenever a further apartment is included in the Scope of the Contract.</p> |
| <p>Initial or later agreement of rent increases permissible by law, or other additional income from the tenancy (hereinafter referred to as "the Rent Increase Fee"):</p> | <p>100% of the amount of the increase for a period of three months from the date the increase became effective.</p> |
| <p>Commissioning external service providers (particularly skilled workpeople) on your behalf and for your account (hereinafter referred to as "the Repair Fee"):</p> | <p>10% of the service provider's gross invoice amount that is to be borne by you.</p> |
| <p>Del credere fee in the context of rent factoring (in respect of each tenancy, Home shall pay you your Tenant's overdue liabilities up to a maximum amount of one monthly warm rent):</p> | <p>2.5% of the liability the Tenant had towards you, which Home paid you instead.</p> |
| <p>Keeping a first appointment in your apartment in connection with the marketing and letting of your apartment:</p> | <p>EUR 0.00</p> |

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| <p>You did not keep the first appointment in connection with the marketing and letting of your apartment, and you also did not notify us at least 48 hours in advance that you would not be keeping the appointment; every additional appointment:</p> | <p>EUR 100.00</p> |
| <p>Home's expenses in the event that Home refuses to accept the apartment because it does not possess one or more of the characteristics agreed in the Contract:</p> | <p>EUR 300.00</p> |

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