THE CANYON
ENTRE PIEDRAS

PROPERTY BUYING
CHECKLIST

KEY CONCEPTS

- **Fideicomiso:** Bank trust. Allows you to hold property in restricted zones with full ownership rights.
- **Notario público:** An impartial, government-appointed lawyer who validates and oversees your entire transaction, ensuring legal compliance.
- **Ejido:** Communal land. Always avoid properties with unclear ejido status.
- **Predial:** Annual tax.

DREAM TEAM

- ◯ Reputable Real Estate Agent
- ◯ English-Speaking Lawyer
- ◯ Notario Público

BEFORE SIGNING

- ◯ Verify Clear Title
- ◯ Confirm Non-Ejido Land
- ◯ Review Sales Contract
- ◯ Verify Devlopers/ Agent Credentials

KEY DOCUMENTATION

- ◯ Promisory Agreement
- ◯ Purchase-Sale Agreement
- ◯ Title Search Report
- ◯ Fideicomiso Documents
- ◯ Lien Certificates (specially for homes that aren't new)
- ◯ Appraisal Report
- ◯ Deed (Escritura)

TAXES AND FEES

- Acquisition Tax (2% - 4%)
- Notario Fees (1% - 2%)
- Registration fees
- Property Taxes (Predial)
- Trust maintenance fees
- Utilties
- HOA fees

Write your total expected in here:

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