

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 Developers/ 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
- Utilities
- HOA fees

Write your total expected in here:
