COLDWELL BANKER
LA COSTA

OCT 2025

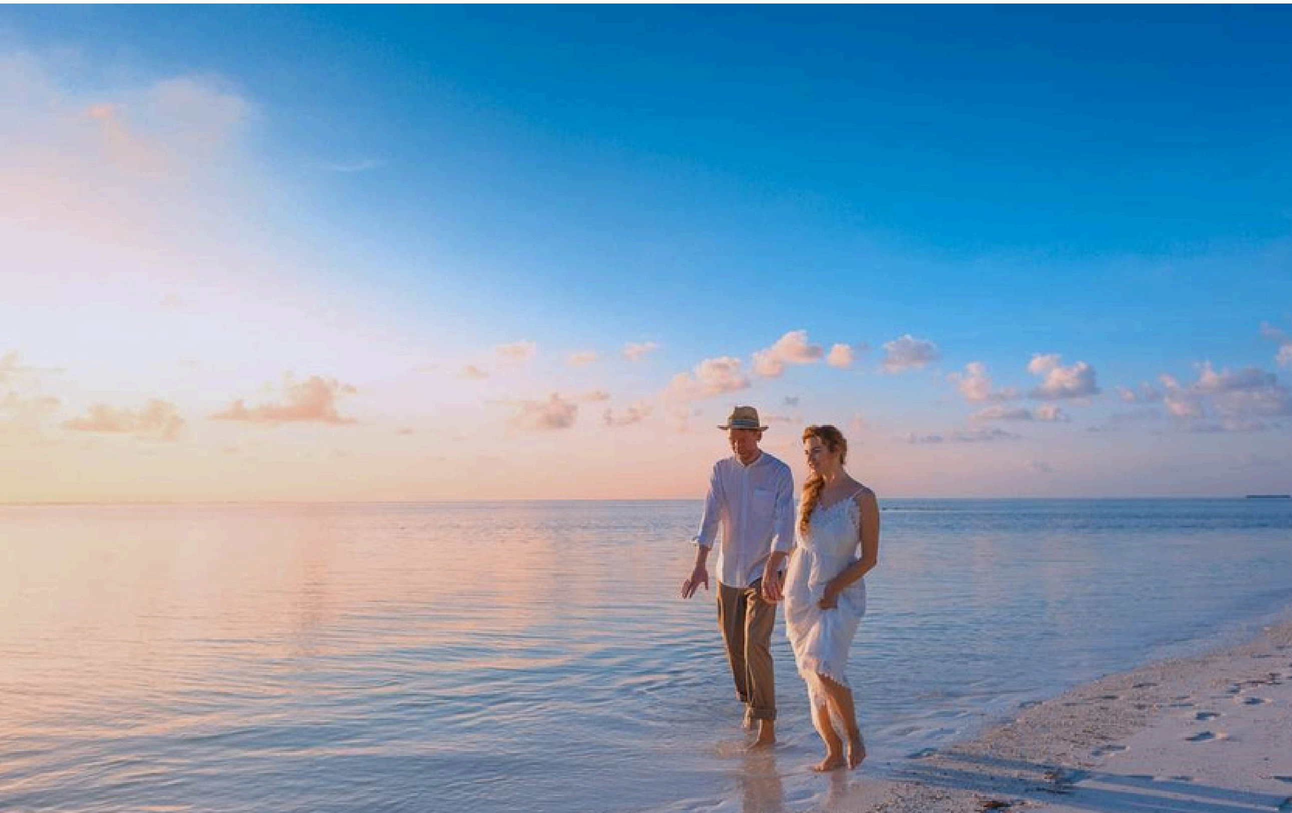
HOW TO

PURCHASE A PROPERTY IN

MEXICO

Let Coldwell Banker La Costa Be Your Guide to Investing in Paradise

PICTURE YOURSELF HERE



STEP 1: THE PURCHASE AGREEMENT

Thepurchase agreement encompasses every aspect of your proposal, including but not limited to the amount paid, initial deposit, research period, contingencies, compensation conditions, and the final date of transaction.

This document is significantly comprehensive and serves as an official record of the terms agreed upon by both parties.

Follow these simple, but yet professional steps with your chosen **Coldwell Banker La Costa** registered AMPI real estate agent to ensure a smooth transaction.

INVEST IN *Paradise.*

STEP 2:
THE DEPOSIT

The deposit for the escrow account needs to be transferred to the selected escrow firm within the assigned period and for the amount agreed upon in the accepted purchase agreement.

The sum of money that is required to be transferred to the chosen escrow company within the specified timeframe and for the agreed-upon amount as mentioned in the accepted purchase agreement must be duly adhered to in order to successfully open and maintain an escrow account. It is imperative that the deposit is made within the stipulated time frame and for the exact amount agreed upon, failing which, the transaction may be deemed null and void.

STEP 3:
THE ESCROW

A trusted third-party escrow company will be agreed upon by and between the parties which protects the deposited funds.

STEP 4:
DUE DILIGENCE

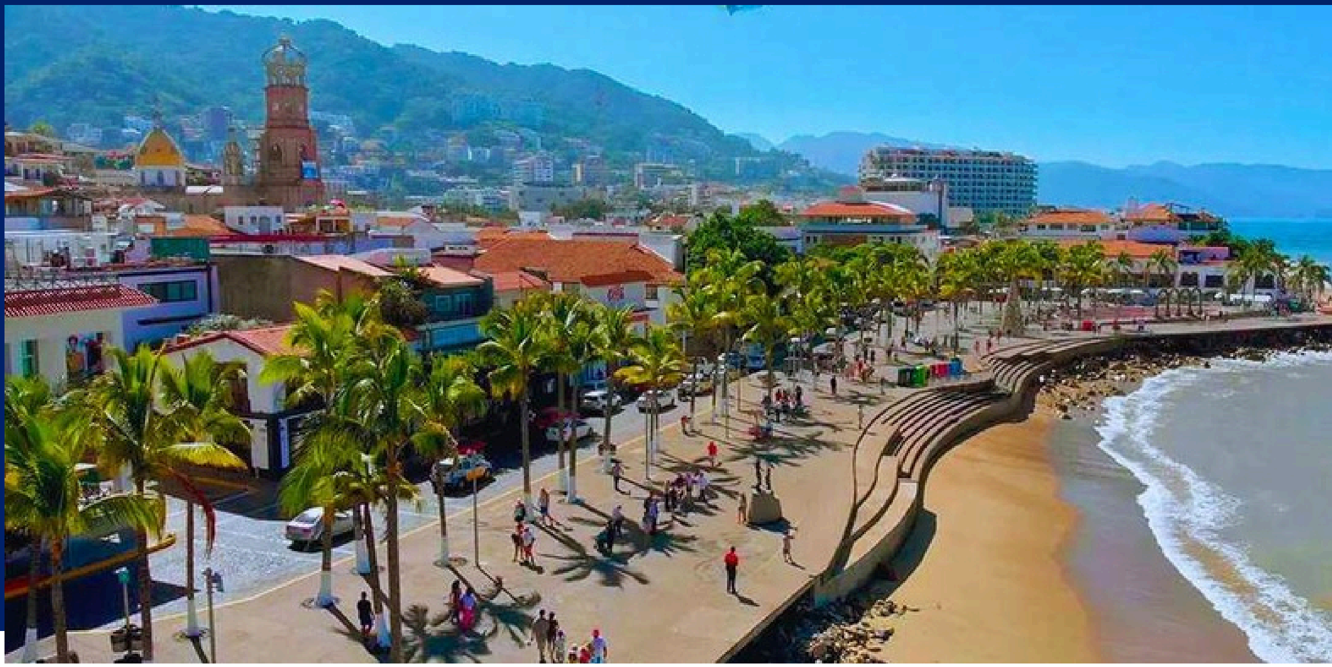
A set amount of time will be stated in your purchase agreement called 'Due diligence'. This time period is to collect, review, approve or disapprove all documentation required for closing, which also includes any required repairs and inspections.

STEP 5:
CLOSING COSTS

Your agent from Coldwell Banker La Costa will furnish you with an approximation of the expenses incurred at the closing stage before you submit an offer.

STEP 6:
THE CLOSING

Aclosing will be held according to law and as per the purchase agreement, and the buyer/seller and their representatives' agents will attend to formalize the transaction. The amount of time it takes to process a transaction can vary from 45 to 60 days or more.



What Makes **Our** Real Estate Transactions Go **So Smoothly?**

Coldwell Banker La Costa has in-house closing coordinators who assist both parties in collecting their documentation and processing the transaction. Our agents are professionally trained and are members of AMPI. We have been in the real estate business since 1998 in Puerto Vallarta and Bahía de Banderas, allowing us to provide you with expert knowledge on how to complete transactions.

WHAT IS A FIDEICOMISO?

Afidecomiso is a bank trust or a fiduciary arrangement. It’s a legal mechanism to facilitate property ownership for foreigners in specific coastal areas of Mexico. The buyer is the beneficiary, and the bank acts as the trustee, holding the legal title to the property while the foreigner retains all the rights of ownership and can buy, sell, or pass the property to heirs. This trust has a 50-year lifespan, at the end of the 50-year period, it will become renewable.

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LUXURY REFERRAL DIRECTOR

Hi! I am **Veronica Muñoz** from **Coldwell Banker La Costa.** I am here to provide you with all the necessary resources required for your relocation needs

Feel Free to Contact Me.