


Get a property in Mexico

Trust Department

2017



Mexico's Constitution establishes restrictions for non-mexicans of **direct ownership of property** in the so-called "Restricted Area" (national territory belt of 100 km along the borders and 50 km along the coast), only it's allowed the use of properties through a **Bank Trust**.

 Zona restringida



What is a Bank Trust?

Contract that allows foreigners to **acquire indirect title** of a property located in the “restricted area”. The property is held , in the name of the trust, but the beneficiary has all the rights and obligations of an owner.

Main benefits:

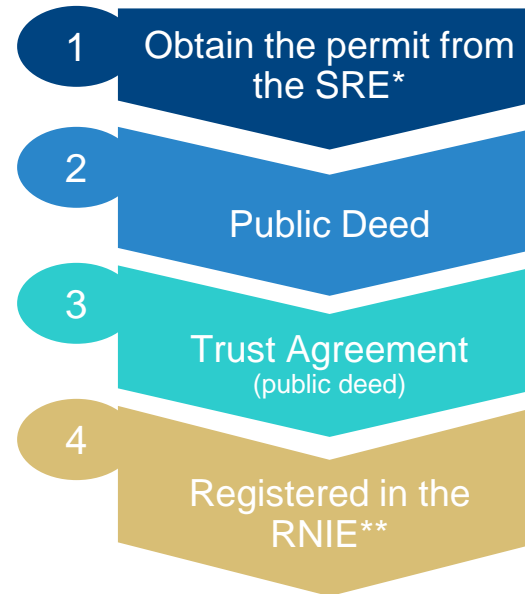
- Execution of testamentary purposes
- Grant mortgage
- Legal security

How does it work?

Who is involved:

1. Seller of the property (Settlor)
2. BBVA Bancomer (Trustee)
3. Foreign Buyer (Beneficiary)
4. Substitute beneficiaries

Elements of the process



**Ministry of Foreign Affairs*

***National Registry of Foreign Investment*

Target Market

- Non-mexicans citizens
- Only private residential properties (houses and/or apartments)

**Restrictions apply*



Legal expenses

- *\$18,736 pesos* permit from the

Rates
(usd)

Area	Initial Fee	Anual Fee
Sonora, Baja Californi	\$580.0 DLLS	\$580.0 DLLS

Benefits for
advance
payments
(usd)



Requirements

1. Settlor (legal or natural person)

1.- From the settlor (Seller)

☐ Legal Person

Copies

- Corporate Charter or Articles of incorporation with stamps of the RPPC (Public Commerce)
- Amendments to Corporate Charter or Articles of Incorporation with stamps of
- Power of attorney including acts of domain for the legal representative with
- ID (Passport or INE) of the shareholders and legal representative
- Tax ID Number (RFC)
- Proof of residency, not older than three months from issuance date such as electricity bills
- Identification, proof of residency, CURP and RFC of the shareholders that have participation.
- In addition, the following information of the Company and the legal
 - Phone
 - And e-mail

☐ Natural Person

Copies

- ID (Passport or INE)
- Proof of residency not older than three months from issuance date such as telephone, water, gas or electricity bills
- RFC and CURP
- Birth Certificate
- Marriage certificate (if any)
- If the settlor was acquired being married under the marital partnership, the same information of the spouse is required.
- Phone
- e-mail

2.- From the Beneficiary (Buyer)

Only applies to natural persons

Copies

- Valid Passport (clear and legible)
- Any document for legal residence in Mexico (if any)
- Proof of residence in their country of origin, equivalent to those that are accepted
- RFC and CURP (if any)
- Tax identification number or Social Security Number
- Filling out the form "Trust Application"
- Checking account number and client Bancomer number (if any)

3.- From the substitute beneficiaries, in the event of the Holder's death:

Copies

- Valid ID, in case of non-mexicans must be the passport
- RFC and CURP, Tax ID Number or Social Security Number of the country of origin.
- Proof of residence in their country of origin, equivalent to those that are accepted in Mexico
- Any document for legal residence in Mexico (if any)
- The designation of their substitutes in case of death (Details in the form "Trust Application")

4.- From Legal Attorney (if any)

Copies

- Power of attorney, if applies it must be legalized or an "Apostille" and translation into spanish.
- Valid ID and Passport (only foreigners).
- Proof of residency.
- RFC and CURP.
- Non-mexicans, any document for legal residence in Mexico

5.- From the Property

Copies

- Property title registered in the Public Registry of Property (RPPC)
- Condo regime deed (if any)
- Mortgage certificate
- Last paid receipt of property tax

Requirements

2. Non-mexican buyer
3. Substitute beneficiaries
4. Attorney (if any)
5. Property

We have presence all
around Mexico

For more information please
contact us





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