



Bukovecz & Muñoz  
Mexico Real Estate Attorneys

Is it worth to hire a Real Estate  
Attorney when purchasing  
Property in Mexico?



# Why Bukovecz & Muñoz, Mexico Real Estate Attorneys?

We make sure that our buyers are protected; they know what they are buying, and feel good about the transaction. We act as a buyer's shield and can help you with:



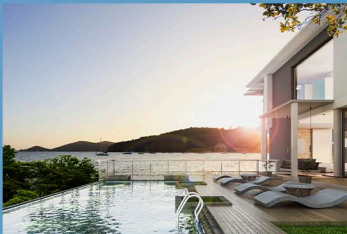
➤ Title survey and getting inspection done.



➤ Purchase sales agreement.



➤ Escrow agreement.



➤ Bank Trust or Fideicomiso.



➤ Closing day. Signature of deeds.



➤ When building your new house we can help you.



# Services



## Title survey and getting inspection done.

Before you give any earnest money, we make a search of the Real Estate title and of the seller so we can be able to proceed with the purchase sales agreement. With this title search we make sure there's nothing standing in the buyers way of owning that property free and clear of interference of all other parties, we call that "clear title", and includes:

- Investigating past owners. We study the property chain, to make sure the seller has the authorization to sell the property, and that the individual signing the title deed has the authority to do so or if that person is the owner.
- The seller is actually the owner? Who from the seller has to sign, we make sure the whole interest is conveyed. Sometimes spouse or children have to sign. It's different every time so we make a lot of research to make sure all the people to have to sign.
- Make sure the property has no liens, easements, encroachments or pending judgments.
- Zoning Law and restrictions on the property, we make sure the use and type of construction you want to give to the property is granted by the government.
- Confirm that the property is not ejido (tribal land) and can be titled.
- All the documentation is in compliance.

# Services



## Purchase sales agreement

Prepare or review the terms of your purchase sales agreement and assure that it is fair and legal, and advise you about the earnest money you give to the broker or seller, and the guaranties seller should offer.

Our firm recommends an inspection with an appraiser. At a minimum, you should get a home inspection (comprehensive exam of the physical structure and mechanical systems). This is done after an offer has been made on the house; an effective agreement will specify buyer's right to back out if the inspection report does not confirm the house is up to a certain standard.

Also with that inspection and with the help of an appraiser the Real Estate limits are to be confirmed.

# Services



## Escrow agreement

Help you to find company who acts as an intermediary for your purchase and sale transaction. As an independent third party, a recognized escrow company holds funds and disburses them until parties sign the deed and the notary public instruction is received, so you can feel more comfortable and secure when buying Real Estate in Mexico.

# Services



## Bank Trust or Fideicomiso

Advise about creating a fideicomiso (bank trust).

- Foreigners can buy a Real Estate located in Mexico's restricted zone through bank trust or fideicomiso.
- All Baja and Mexican coasts are in the restricted zone.
- Advise that you can name your heirs in the bank trust.
- The legal owner is the Bank so it is not legally seizable property of the client, and the foreign national is the beneficiary of the use and enjoyment of the property.
- We can help you to coordinate with the bank to create your Fideicomiso (bank trust). File all permits necessary for you to own the property with the Ministry of Foreign Affairs. We work with the most recognized banks in Mexico.

# Services



## Closing day. Signature of deeds

Once we are actually at the closing day we sit with the buyer and with the seller and explain every document to you. This is very important because you need to know what you are signing and why it matters. The deed of trust is always written in Spanish. We make sure the deed is to be recorded at the Register Office. The acquisition cost goes from 4 to 7 per cent of the price depending on the city.

# Services



When building your new house we can help you

- a) To obtain building permits.
- b) Prepare your construction employees, architect, and suppliers agreements.
- c) Make sure your construction employees are registered at the Mexican Social Security Institute (IMSS) and help you with the monthly fees computation.
- d) Union agreement.



# Who we are?

Our law firm was established in 2005 in Mexico City specialized in Real Estate businesses.

We found there are many foreigners who want to buy Real Estate in our beautiful Mexico and have to do so trusting only in the Sellers broker.

We know that in order to be more comfortable with the Real Estate acquisition or selling you prefer to have your own advisor who knows how Real Estate transactions work in Mexico, so we would be glad to help you.

## PRINCIPAL PARTNER.

Arturo Muñoz Paz.

He attended to one of the most prestigious Universities in Mexico, Universidad Panamericana, and has a degree in Real Estate Law at Escuela Libre de Derecho.

He has been in law practice since 2000.



# Contact us



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