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BEFORE ANY MONEY MOVES

The buyer's checklist

Sixteen things to have verified — in writing — before any money leaves your account. Ask whoever is selling to you for each one.

PROPERTY _____ DATE _____

01

The seller

- ☐ The person signing is the owner shown in the Public Registry — or holds a valid, specific power of attorney.
- ☐ If the seller is married, the spouse consents where the marital regime requires it.
- ☐ If the seller is a company, its representative has recorded authority to sell.
- ☐ If the seller inherited, the succession is concluded and registered.

02

The land

- ☐ Registered private title exists — not a possession certificate, an ejido assignment or a "title in process".
- ☐ The land's origin has been traced; if it was ejido, full ownership (dominio pleno) was adopted, the title is recorded in the Public Registry, and the first sale respected the agrarian right of first refusal.
- ☐ A current certificate shows no liens, embargoes or lawsuits.
- ☐ Boundaries and area in the deed match what is being sold; the 20-metre federal maritime zone is outside it, or held under a concession.

03

The building

- ☐ The condominium regime is registered and the unit exists as an independent property.
- ☐ Land-use and construction permits were issued — and cover what was actually built.
- ☐ Property tax, water and maintenance fees are documented as paid.
- ☐ The bylaws allow what you plan: rentals, remodelling, pets.

04

The deal

- ☐ Your deposit is refundable if verification fails, and the contract says so.
- ☐ The deed will state the real price.
- ☐ You have a written estimate of closing costs and of the trust's annual fee.
- ☐ Your fideicomiso names substitute beneficiaries.

HOW TO USE IT

- ◆ Ask for the document behind every answer.
- ◆ "In process" counts as no.
- ◆ One unresolved item is enough to pause.

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