

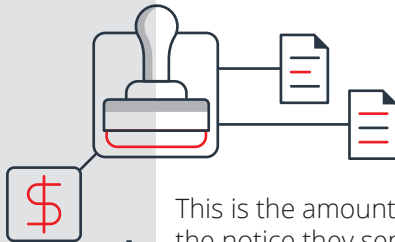


AVALUO/ APPRAISAL



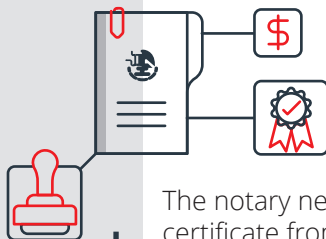
Every time we have a transfer of property, we need to get an appraisal from an authorized appraiser that gives us the legal value of the property, which will be the value to calculate your property taxes the next year. The legal value is most of the time lower than the commercial value of the property you are buying.

AVISO AL ARCHIVO/ ARCHIVE NOTICE



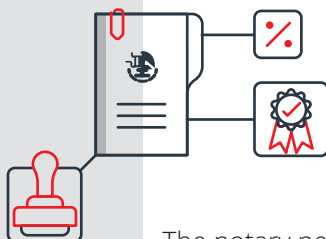
This is the amount the notary charges for the notice they sent to the notary archives in the capital city, all deeds must be sent to this archive in order to comply with notary law.

CERTIFICADO DE LIBERTAD DE GRAVAMEN/ CERTIFICATE OF FREEDOM OF LIENS



The notary needs to get a non-lien certificate from the public registry to prove your property is free of liens and encumbrances.

CERTIFICADO DE NO ADEUDO PREDIAL/ NON DEBT PROPERTY TAXES CERTIFICATE



The notary needs to get a non debt of property taxes certificate to ensure property taxes have been paid at least to the closing date.

**COPIAS/
COPIES**



Those are the copies that includes all paperwork you sign and copies of the deed.

**FOLIOS
ADICIONALES/
ADDITIONAL
PAGES**



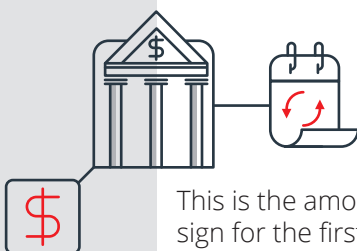
Every deed uses a certain number of official paperwork which has a cost to the notary, a deed which is not a trust usually consists of 05/07 pages; a trust contract usually has 30 pages or more.

**FORMAS
TRANSMISION
PATRIMONIAL/
TRANSFER
TAX FORMATS**



Those are the formats the notary needs to fill out to pay the transfer tax.

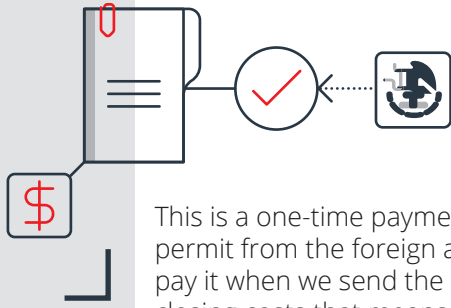
**HONORARIOS
FIDUCIARIO**



This is the amount you pay to the bank to sign for the first time your trust or to pay for the assignment of rights, your next payment for this item will be the following calendar year from the moment you sign your deed.

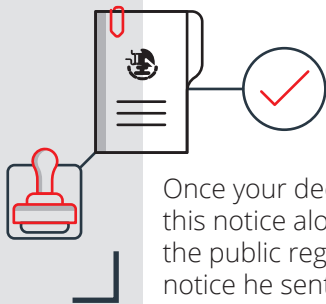


PERMISO SRE FIDEICOMISO/ FOREIGN AFFAIRS RESTRICTED ZONE PERMIT



This is a one-time payment when creating the trust, we need a permit from the foreign affairs to create your trust and we must pay it when we send the request. (If this item is not on your closing costs that means you are assuming a existing trust)

RPP-AVISO PREVENTIVO/ PREVENTIVE NOTICE



Once your deed is signed the notary sends this notice along with the deed, so they let the public registry know that the caution notice he sent while you were buying your property really happened at his notary.

NOTARY FEES

These are the fees charged by the notary



IVA

this is our VAT (value added tax) currently is 16%



RPP-REGISTRO VIVIENDA/ RESIDENCIAL REGISTRATION NOTICE:

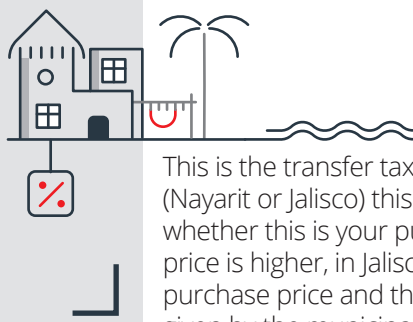


This is the amount the public registry charges you to register your deed is based on the property value and is a percentage of that value.



Although the income law changed for Jalisco in January 2022, there is a discrepancy with a higher law, and it might be the case we still have to use the appraisal value as the base for your transfer tax, if that is the case we will update your closing costs using the appraisal value as soon as we get it and most likely your closing costs will go down.

TRANSMISION PATRIMONIAL/ PROPERTY TRANSFER TAX:



This is the transfer tax, depending the state where the property you are buying at (Nayarit or Jalisco) this tax is charged differently, in Nayarit is 2% of the highest value whether this is your purchase price or your appraisal, the norm is usually the purchase price is higher, in Jalisco as per January 1 2022 they use the highest value between the purchase price and the appraisal as base for this tax they put his value in an INDEX given by the municipal cadastral office and the result is the tax that you are charged.