



the settlement company®

escrow and title insurance in Mexico

for security and protection in your purchase.....

CLOSE your transaction through the settlement company®

Mexico's first!

**Escrow and consultation services for buyers and sellers of real estate
located ANYWHERE in Mexico**

One-Stop Service

We are an independent neutral third party depository with more than seventy-five years of experience in property titles and transfers. We coordinate and perform all the operations required from the time the signed and accepted purchase offer is complete until the registered deed is delivered to the buyer. Our volume of business helps us negotiate attractive notary fees, lower bank administration fees,.... And to process the entire transaction more effectively than others who perform these services less frequently.

Our services:

- **Full service neutral depository**
- Foreign Relations permits for bank trusts (*fideicomisos*) and Mexican companies
- Assignments of Rights, existing trusts, Creation of new trusts
- Permits and studies, real estate developments
- **Due Diligence; all aspects of real property transactions**
- Receipt and disbursement of buyer/seller-lender/borrower funds
- Full trust accounting
- **Title search and Title Insurance**
- Consultations regarding legal and fiscal aspects of real property acquisitions.
- **International legal counsel on real estate matters**
- Tax calculations and payments
- Fiscal planning for optimum return on real estate investments
- **Conflict Resolution for all types of real estate problems**
- Seminars and educational presentations
- Full service neutral depository

Members:

AMPI Mexican Association of Real Estate Professionals

NAR National Association of Realtors (United States)

FIABCI International Real Estate Federation

CANACO Chamber of Commerce, Mexico

PROFECO CERTIFICATION, File No. 63/96.

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