

Our Due Diligence on the Ownership Title



STRATEGICAL
LEGAL SERVICES

The Title Investigation

Prior the formalization of a contract to acquire the ownership rights of a property, regardless of whether a contract of purchase and sale, donation, trust (**Fideicomiso**), assignment of rights or any other legal act, it is highly advisable to conduct an investigation of the Ownership Title in the Public Registry of Property where the property is located, assuming that there may be situations of fact or law that may affect your Real Estate investment once you have acquired the property. These risks can be categorized into 4 groups:

Rights in favor of private third parties. Such as acquirers, preferential creditors, mortgages, easements, fractional, liens, judgments, marginal notes, double chain of title, leases and other recordable contracts.

Decrees, onus or limitations imposed by the Government. Such as administrative procedures, federal restricted zones, environmental constraints, expropriations, easements or rights of way in favor of Mexican entities and concessions.

Legal Acts executed incorrectly. Such as adjudications, agrarian or Ejido procedures, lack of personality or ability, misrepresentation, falsification of documents and lack of formality ordered by law in the execution of the legal act.

Technical-Legal defects. Lack of access to the property, inaccuracy, incompleteness or errors in the cadastral code, legal description, area, metes, boundaries and undivided interest in a Condominium Regime of Property.*

*All the above mentioned concepts become detectable as long as available in documents held in the competent public registry and may vary from one area to another.

With a one-off payment to STRATEGICAL you will receive:

1. Legal opinion commented of the researched property.
2. An electronic backup of all records obtained in the Public Registry of Property.
3. Photo report of the property that reflects the possible affectations of law and fact detectable on a visual inspection.
4. On request. Apply the transaction to the different title insurance companies available in Mexico.(Stewart Title Guaranty de México; First American Title Insurance de México; and Fidelity National Title de México.)
5. Counseling by the STRATEGICAL team which specializes in Mexican Title Insurance, allowing you to have the best advice in order to obtain the best conditions and coverage if your transaction is insurable.
6. STRATEGICAL team will follow the closing of your transaction until the issuance of your Title Insurance policy in case of insurable.
7. Mediation of the escrow agreement.



Additional services that can apply in their Due Diligence**

- Investigation and valuation of the risk of the commerce acts of the seller's entity available in the corresponding Public Registry.
- Investigation and valuation of the risk of the documents available in the Mining Registry.
- Investigation and valuation of the risk of the documents available in the Federal Public Registry.
- Investigation and valuation of the risk of the documents available in the National Agrarian Registry.

**Also available separately.

Specialized services of Due Diligence by STRATEGICAL:

- Condominium Regime of Property
- Development (**Fraccionamiento**)
- Fractional Property
- Timeshare
- First sale with Agrarian or Ejido antecedent
- Trust (**Fidelcomiso**)
- Sellers current Title

Our team has unparalleled experience attending commercial, industrial and residential transactions throughout Mexico, over 50 places and cities, which allows us to provide customers with Real Estate and legal solutions specifically suited to meet their needs. Your Real Estate investment experience is only as good as the people you work with. Our associates are committed to providing security and transparency for your Real Estate investment.

We are your Strategical alliance to deal in Mexico!

Get answers faster.
Call us today

STRATEGICAL



**This brochure provides information of a general nature.



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For additional information on the Mexican
Real Estate market and legal advice, visit
www.strategical.mx



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