

MEXICO PROPERTY BUYER'S CHECKLIST

Avoid Costly Mistakes & Buy with Confidence

1. Is the property titled, or is it Ejido land? Make sure the land has been fully regularized and registered with the Public Property Registry.
2. Who owns the title? Check for co-owners, inheritance disputes, or inconsistencies in title documents.
3. Are there any liens or debts on the property? A real estate attorney should verify this in the Public Registry before you pay anything.
4. Is the seller legally allowed to sell it? Confirm the seller's identity and authority, especially in the case of trusts, corporations, or inherited properties.
5. Are all permits in place (if buying pre-construction)? Ask for building permits, zoning approval, and environmental clearance.
6. Are you working with an independent attorney? A notario is not your lawyer. You need someone looking out for your interests.
7. Is the property inside the restricted zone? If it is, you'll need a fideicomiso (bank trust) or a Mexican corporation to legally own it.
8. Does the home match the documents? Check lot size, construction details, and boundaries. Make sure what's built is what's permitted.
9. Has the property been appraised? An appraisal (avaluo) gives you a better idea of value and can flag irregularities.
10. Is the price too good to be true? If something feels off, it probably is. Get a second opinion.

Bonus Tips

- Don't skip due diligence, even for low-priced properties
- Talk to neighbors or other expats before you buy
- Use a reputable escrow service for money transfers

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