

BUYER'S ESTIMATED CLOSING COSTS

This is an estimate based on an example purchase of \$300,000 USD. The actual fees will vary based on the property type/size, bank, notary, closing agent, and the method used to hold title.

PROPERTY: EXAMPLE HOME PURCHASE

BUYER: FIDEICOMISO, NOT BANK SPECIFIC

ESTIMATE ONLY

FINANCIAL: Purchase Price (example only)

\$300,000.00

DEBITS

FOREIGN RELATIONS, BANK TRUST FEES

Permit Foreign Relations	Required for all ex-pats	\$1,400
Bank Annual Fee	fee varies by bank	\$406 to \$550 *
Bank Signature Fee		\$406 to \$550 *

CERTIFICATES AND APPRAISAL

Official Appraisal		\$450 to \$1000 *
Certificate of No Liens		\$70.00 *
Certificate of Property Taxes		\$10.00 *
Certificate of no water owed		\$30.00 *

CLOSING CHARGES

closing agent	varies by agency	\$1,200 to \$2,000
Notary Public fee	varies by agency and price	\$1,500 to \$3,000
Power of Attorney (optional)		\$200 *
Translation of documents (20 USD per page)	Required for non Mexican documents	

TAXES AND REGISTRATION

Acquisition tax (2% of purchase price)		\$6,000
Public Registry of Property (.5% of price)		\$1,500
Manifest at Catastro		\$100

OTHER EXPENSES

FEE TO OPEN AN ESCROW ACCOUNT		\$650
Translation of documents (20 USD per page)		TBD *
Telephone/Fax/Courier/Bank Services,copies, wire transfer fees (if applicable)		TBD *

TOTAL CLOSING COSTS

\$13,900 to \$17,000

All amounts are in US dollars

THE ABOVE FIGURES ARE ESTIMATES ONLY. THE ACTUAL ITEMIZED CLOSING COSTS WILL BE CALCULATED AT THE TIME OF PURCHASE ONCE THE PARAMETERS OF THE PURCHASE ARE VERIFIED. BAJA LIFE REALTY IS NOT RESPONSIBLE FOR CHANGES TO FEES BY ANY PARTY ASSOCIATED WITH A PURCHASE.