



#### WHAT IS THE RESTRICTED ZONE IN MEXICO?

According to the Mexican Constitution, foreigners cannot directly own property within the “**Restricted Zone**”, which includes:



Since **The WAVVE** is located along the Pacific coast, it falls within this restricted area.

#### HOW CAN FOREIGNERS BUY IN THE RESTRICTED ZONE?

Through a **bank trust** called a **fideicomiso**, foreigners can legally acquire full ownership rights to properties in the Restricted Zone without violating constitutional restrictions.

#### WHAT IS A FIDEICOMISO?

A fideicomiso is a property trust managed by a Mexican bank, where:



The **bank** holds legal title to the property.

The **foreign buyer** is the **beneficiary** of the trust, with full rights to use, lease, improve, sell, or inherit the property.

The trust is valid for **50 years**, renewable for additional 50-year terms.

The buyer pays a **yearly trust administration fee**, usually between **\$500–\$800 USD**.

#### LEGAL STATUS OF THE WAVVE



The land where **The WAVVE** is being developed is already secured through a registered trust:

**Trust N°:** 6508/2023

**Trustee Bank:** Banca Mifel, S.A., Grupo Financiero Mifel

This means the property has already gone through bank-level due diligence and KYC procedures, adding an extra layer of legal and financial security for buyers.

#### ROLES IN THE TRANSACTION



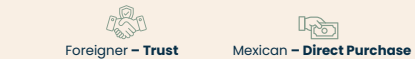
This structure ensures that **The WAVVE** meets all legal requirements for foreign ownership.

#### ASSOCIATED COSTS

When buying as a U.S. citizen, expect the following expenses:

- Notary fees
- Property acquisition tax (ISAI)
- Trust setup and annual fees
- Title registration and legal admin fees
- Final closing costs upon deed transfer

#### ALTERNATIVE FOR MEXICAN CITIZENS OR DUAL NATIONALS



If the buyer is a **Mexican citizen or dual national**, no fideicomiso is required. The property can be acquired directly, which can simplify the process and reduce costs.

#### PURCHASE PROCESS AT THE WAVVE

##### Schedule a Visit to the Showroom

Learn about the project, review technical documentation, legal permits, and view models.

##### Promise to Purchase Agreement

A Promise to Purchase agreement is signed upon payment of the initial deposit. A payment plan is established.

##### Final Payment & Deed Transfer

Once the project is completed and the condominium regime is formalized, the deed is issued. Final payment is made at this stage.

#### RECOMMENDED PROFESSIONALS

We strongly recommend hiring local experts with experience supporting international buyers:

##### Real estate attorneys

**TP Legal**  
tplegal.net  
Raúl Escamilla (rescamilla@tplegal.net)

##### EFE

mexicobusinesslawyers.com  
Juan Felipe Sánchez (sanchezjfsanchez@gcfe.com)

##### Trust administrators

**Secure Title Latin America**  
stla.net  
Miroslava Hoyos (mhoyos@stla.net)

##### MIFEL

mifel.com.mx  
Mauricio Wasserteil (mauricio.wasserteil@mifel.com.mx)

#### FINANCING OPTIONS FOR U.S. BUYERS

There are mortgage providers that specialize in financing for foreign buyers:

Moxi

Offers USD–based loans for Americans buying in Mexico.