



Creating Opportunities

Restricted Area Trust

Fiduciary Department

2024

Whats is the Restricted Area?

In Mexico, **foreigners can not acquire real estate** in the so-called “Restricted Area” (national territory zone of 100 km along the borders and 50 km along the beaches); **Only the use and enjoyment of real estate is allowed by the constitution of a trust contract.**





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And what is the Restricted Area Trust?

The contract that allows foreigners to acquire the **use and enjoyment of a property located in the restricted area**, while the Fiduciary retains ownership of the property.

The Fiduciary is legally the owner, but the **foreigner is the beneficiary of the use and enjoyment of the property.**

IS YOUR HOME!

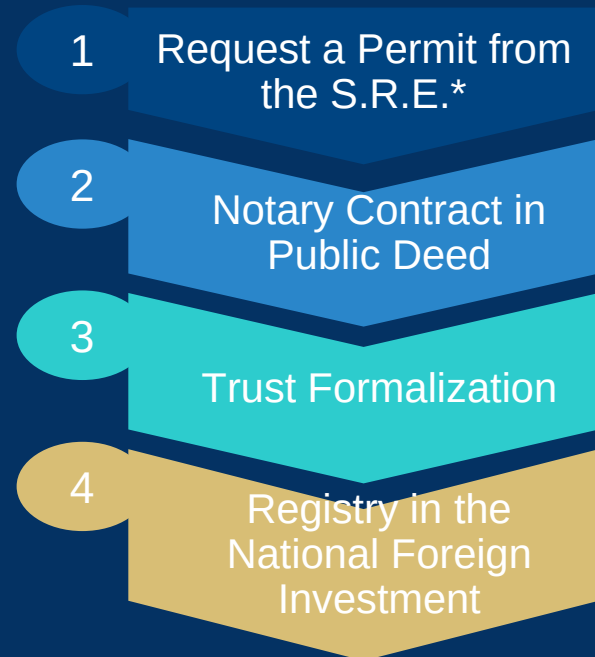


¿How it works?

Who is involved:

1. Seller of property (Settlor)
1. BBVA (Fiduciary)
1. Foreign Buyer (Trustee)
1. Substitutes or Beneficiaries

What is the process?



What characteristics does the trust have?

Main Advantages

Allows foreigners:

- “Having a house” on beaches and borders of Mexico;
- Enjoy at all times your home;
- Keep safe the property

Heritage Autonomy

- ✓ Contract duly regulated and with the legal force that valid rights of our foreign client regarding their property.

Secrecy

- ✓ The contract is entered into a public deed, and the property will be registered in the name of the Fiduciary at the Public Registry of Property.

Security

- ✓ The purposes will be fulfilled and will be executed only according to the instructions of our foreign client.

Unattachable

- ✓ The owner formally is BBVA Fiduciary, which is not legally and attachable property of our client.

What do we **focus on**?

Objective Market

- Residential property for residential use
- Houses and / or apartments built



Requirements (Buyers and Beneficiaries)

- PASSPORT
- GENERAL INFORMATION(FORMATO DATOS ADMINISTRATIVOS)

Documentos Vendedor Fideicomiso Zona Restringida

EXTINCION PARCIAL O TOTAL DE OTRO FIDEICOMISO BBVA

- Carta de Instrucción Firmada por actual Fideicomisario.
- Copias de escritura de Fideicomiso actual
- Formato Actualización de datos.
- Pasaporte Fideicomisarios
- Actas de Matrimonio y Pasaporte de Cónyuge

PERSONAS MORALES

- Acta Constitutiva de la Empresa con datos de inscripción en el Registro Público de la Propiedad.
- Cédula de Identificación Fiscal de la Empresa
- Poderes Notariales del (de los) representante (s) legal (es) de la Empresa, con facultades suficientes para ACTOS DE DOMINIO
- Cedula de Identificación Fiscal e INE (de los) representante (s) legal (es) y socios de la Empresa. (Si hay personas morales de socios, la misma documentación hasta llegar a personas físicas que controlan la empresa.

PERSONAS FISICA:

- Identificaciones oficiales.
- Cedula de Identificación Fiscal
- Actas de Nacimiento (requisito de SRE para obtener permisos)
- Actas de Matrimonio y misma documentación de esposos.

INMUEBLE:

- Antecedentes de propiedad y Régimen de propiedad inscrito en el RPPC
- Certificados de libertad de gravamen y Predial. (se entrega antes de la firma y debe de estar libre de Gravamen).

TRUST FEES



Creando Oportunidades

FEES

Zona/ City	Aceptación/Initial	Administracion/ annual	PERMISO SRE permit
Mazatlán	\$522 usd	\$522 usd	\$24,500 mn

Total:

1.- 24,500 mn por Permiso

2.- 1,044 usd BBVA

**El pago del Permiso ante S R E
es un
Proceso independiente con el
Gestor
Autorizado por el Banco*



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We Are Your Best Choice...



GRACIAS



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