

Mexico Real Estate – Estimated Closing Costs Explanation

For Illustrative Purposes Only

Estimated Total Closing Costs

- Total closing costs and charges can be upwards of 10% of property purchase prices in Mexico. Be prepared! Many third-party costs are fixed. Higher purchase prices result in lower percentages, whereas lower purchase prices will result in higher percentages.
- Total costs and charges illustrated here include lender fees, legal, government, notario, taxes, appraisals, and escrow/impound funding; a majority of the costs illustrated here are third party and apply to both cash and financed transactions.
- The cost range depends on location, purchase price, loan amount, and specific services required

Loan & Lender Charges

MoXi® Fees

- These charges and fees are assessed by your lender and are not subject to 16% Mexican VAT due to international treaty protections. All fees are **collected in USD** and are non-negotiable and non-refundable, unless otherwise noted.

Fee Description	Amount / Range	When Paid
Application Fee	\$199	At application (credit card)
Fully Underwritten Prequalification <i>Deposit</i>	\$650	At application (credit card) <i>(credited toward \$2000 total UW fee)</i>
Underwriting Fee	\$2,000	At credit decision (credit card)
Credit Report	\$175+	At credit decision (credit card), and at closing
Origination Fee (Sinergia)	2.99% – 3.75% of loan amount	At closing (wire)
1x MX Administration Fee	\$650	At closing (wire)
Monthly Sub-Servicing Fee	\$65/month	Billed monthly by servicer

Illustrative Lender Fee Examples

Loan Amount	Estimated Total Lender Fees	% of purchase price (50% LTV)	% of Loan Amount
\$250,000	\$10,499	2.10%	4.20%
\$500,000	\$17,974	1.80%	3.59%
\$750,000	\$25,499	1.70%	3.40%
\$1,000,000	\$32,924	1.65%	3.29%

Includes: Application, underwriting, credit report, origination fee, admin fee

Excludes: Monthly servicing fee

Third-Party Charges

- Non-Lender Fees Paid to Notaries, Attorneys, Appraisers, Title Companies, and Government Agencies
- These fees are typically subject to 16% Mexican VAT (IVA) and are often collected via MoXi® in USD for payment to third parties on your behalf.
- The Lender **does not** control these fees.

Fee Description	Estimated Range	When Paid
Notario Public Fees (Honorarios)	1% – 3% of purchase price based on the notary you select	50% when closing prep begins, 50% at closing
ISABI (Government Transfer Tax)	3% – 5% of purchase price depending on location of your property	At closing (wire)
Recording Fees (Government Public Registry)	0.5% – 0.7% of purchase price depending on property location	At closing (wire)
Collateral Compliance Fee	\$4,990 ($\leq$ \$1M loan) / \$6,500 ($>$ \$1M)	At credit decision (credit card)
Title Search & Legal Title Opinion	\$675 – \$5,000 depending on property/market location	At credit decision (credit card)
Commercial Appraisal	\$500 – \$5,000+ depending on market and value	At credit decision (credit card)
Cadastral Appraisal	\$300+	At credit decision (credit card)
Secretary of Foreign Affairs Permit	\$1,700	At credit decision (credit card)
Fiduciary Bank Fideicomiso Setup Fee	\$750 – \$2,000	At closing (wire)
1st-Year Fiduciary Annual Fee	\$750 – \$2,000	At closing (wire)
Escrow Fee	\$650 – \$800	At opening of escrow
Homeowners Insurance (1st Year Premium)	Varies	~3 weeks before closing
Title Insurance (Optional)	Varies	At closing (wire)
Government Certificates	\$300	At credit decision (credit card)
Processing Charge	\$500	At credit decision (credit card)
POA Prep + Notarization + Apostille	\$550	At credit decision (credit card)
Extra POA Preparations	\$300 – \$500 per POA	When/if ordered
Notarization / Apostille (other docs)	\$200 per document	When/if ordered
Document Translation	\$20 per page	When/if ordered
Impound Account Setup (taxes/HOI/fiduciary)	Varies	At closing (wire)

Additional Notes

****VAT:** Many third-party vendor fees are subject to 16% IVA, unless paid to U.S.-based entities.

****Payment Convenience:** Many third-party fees will be collected by MoXi® by credit card to reduce timeline friction and facilitate faster closings. Credit card payments require a 2.99% payment processing charge.

****Refundability:** All credit card payments are considered non-refundable.