

The background of the entire image is a photograph of a modern, multi-story house. The house has a curved facade on the left side, large windows, and a balcony with a glass railing. The sky is a clear, light blue. In the foreground, there are some green plants and a white curved structure. The overall aesthetic is clean and contemporary.

REAL ESTATE AGENTS

wsrcompliance.com

Dear Real Estate Agent,

At WSR Compliance, we understand the importance of protecting your clients' assets. We specialize in providing legal services tailored to your needs.

Our team of experts will always be one step ahead, anticipating your needs and protecting your interests. We are not just a law firm; we are a strategic partner who deeply understands your needs and concerns.

To learn more about our services and how we can help you achieve your goals, we invite you to review this document.

We sincerely appreciate your invaluable contribution to the growth of the Riviera Maya.

Sincerely yours,

José Alfredo Julián Peral



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We are a law firm specialized in providing legal services in Riviera Maya. Our team of experts has broad experience in the areas of real estate, corporate, and tax law.



WHY CHOOSE US?



EXPERIENCE

We have extensive experience in representing clients in Riviera Maya.



EFFICIENCY

We provide customized and efficient solutions to our clients' needs.



TRUST

We guarantee transparency, communication and total commitment to our clients.



SAFETY

We provide the confidence of knowing that your investment will be safe.



Brokerage or Commission Contracts

We help you draft your contracts to ensure your real estate transactions and guarantee the payment of your commissions. Trust WSR Compliance to establish solid agreements.

Lease Contracts

At WSR Compliance, we assist you at every step of the leasing process. We take care of drafting the necessary documents to comply with all legal provisions applicable to real estate leasing.

Service Provision Contracts

We design and draft contracts tailored to the specific needs of your operation, protecting your interests and minimizing legal risks.

Service Provision Contracts for Suppliers

We offer a specialized solution to optimize the management of contracts with suppliers. Our approach ensures supplier compliance and improves your performance.



Real Estate Services

Real Estate Legal Consultancy



Due Diligence

When it comes to buying a property, due diligence is essential. We handle the legal investigation of the property, which involves requesting and analyzing key documentation to protect your investment. Additionally, we verify the legal status of the property with the Public Records Office and validate the accuracy of the documentation provided by the seller. With our experience, we help you identify any potential investment risks.

Preparation and Review of Promissory Contracts

At WSR Compliance, we understand the importance of reviewing contracts. That is why we offer our services for the preparation and review of promissory contracts. We carefully examine the legality of the contract, focusing on its clauses and obligations that may affect you. Our goal is to provide a clear view of the terms, identify any potential risks, and negotiate clauses that are appropriate to your needs.

Restricted Zone Trust

If your client is looking to acquire a property in Mexico to live in or rent out as a vacation property, the restricted zone trust is a strategic option. The trust is a safe way to acquire rights to a property, allowing for enjoyment, rental, inheritance, profit, and even the sale of rights as if you were the owner. At WSR Compliance, we specialize in helping you evaluate whether this type of trust fits your client's goals.

Development and Construction Trust

This trust is focused on investors interested in construction and real estate development, as it facilitates all the necessary procedures for the successful completion of the project. One of its benefits is that it can be formed by different individuals or entities, who can contribute the property, construction, marketing, among others. This trust is a legal, secure, effective, and transparent mechanism. At WSR Compliance, we create personalized strategies to establish the legal structure of the project.

Real Estate Services

Real Estate Closings

At WSR Compliance, we manage the deed for any type of real estate transaction, such as sales, trusts, assignment of trustee rights, trust termination, and property transfers. This process begins with collecting client data, creating their files, and preparing the necessary documentation for tax compliance. Finally, we coordinate all the necessary steps for signing the deed before a notary.

Property Regularization

We know that the state of Quintana Roo offers excellent real estate options. However, some properties face challenges in reaching their maximum value. A prime example is properties with constructions that need to be regularized before being put on the market. At WSR Compliance, we help you design strategies to increase the value of the property you will be marketing.

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Corporate Services

Company Creation

We help create Mexican companies for foreign investors who wish to acquire properties for business purposes. A company can be formed entirely by foreign partners, as none of them is required to be Mexican. It is important to note that the company's representative must be Mexican or a resident of Mexico. Our lawyers will carefully analyze your needs to find the most suitable option for you and will provide you with advice at every step of the process.



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Tax Services

Tax Advisory on Real Estate Transactions

We thoroughly analyze every aspect of real estate transactions, identifying all tax implications and developing optimal strategies for our clients. Common taxes involved include Capital Gains Tax, Income Tax (ISR), Value Added Tax (IVA), and Property Acquisition Tax (ISABI). At WSR Compliance, we ensure accurate tax calculations and, in some cases, provide advice on how to exempt Income Tax or Capital Gains.

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Tax Services

Airbnb Compliance

At WSR Compliance, we offer solutions to optimize your tax payments. Additionally, considering the new regulations affecting Airbnb, we assist you in obtaining the necessary operating licenses and registering your property with the relevant authorities to ensure compliance and proper operation.

Legal Training in Real Estate Matters

Our team of attorneys is available to elucidate key topics in the real estate sector. We aim to provide comprehensive training to enable you to make informed and strategic decisions in your real estate projects. Additionally, we offer legal document templates to support your daily real estate practice.



Referral System

We are pleased to inform you that WSR Compliance has a referral system. This program offers benefits to our advisors and real estate agents, providing them with commissions for services contracted by their clients or special discounts on certain services. Contact us to establish new partnerships!



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WE WILL BE PLEASED TO HELP YOU



Scan the QR Code to contact a lawyer directly.

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Tulum, Quintana Roo.



FURTHER SERVICES

Real Estate Legal Consultancy



Real Estate Services

- Termination of Trusts
- Property Transfer
- Assignment of Trust Rights
- Sale Agreements
- Lease Agreements
- Commercial Agreements

Corporate Services

- Company Incorporation
- Minutes of Shareholders Meetings
- Preparation and Negotiation of Contracts
- Registration of Trademarks
- Notarizations and Attestation
- Operating Licenses

Certificates for Title Deeds

- Cadastral Certificate
- Certificate of No Property Tax Debt
- Certificate of No Lien
- Certificate of Non-Debt of Water
- Certificate of Non-Debt of Public Works

Environmental Services

- License for vegetation removal
- Environmental Impact Report (MIA)
- Vegetation classification
- Formalities before PROFEPA

Development

- Merger and Subdivision of Properties
- Authorization of Condominium Property Regime
- Authorization of Subdivisions
- Urbanization License
- Alignment and Official Number Certificate
- Territorial Impact Study
- Geohydrological Study

Construction

- Demolition and/or Modification License
- Construction Completion License
- Construction Regularization
- Certificate of Measurements and Boundaries
- Certificate of Land Use