



MEXICAN CLIENTS & BUSINESSES

wsrcompliance.com

Dear Client,

At WSR Compliance, we understand the importance of your legal matters. With our support, you will have the backing needed to run your business successfully and overcome any obstacles.

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



WSR
COMPLIANCE
REAL ESTATE LAW FIRM

wsrcompliance.com



REAL ESTATE LAW FIRM

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





WHY CHOOSE US?



EXPERIENCE

We have extensive experience in representing clients in the Riviera Maya.



TRUST

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



EFFICIENCY

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



SAFETY

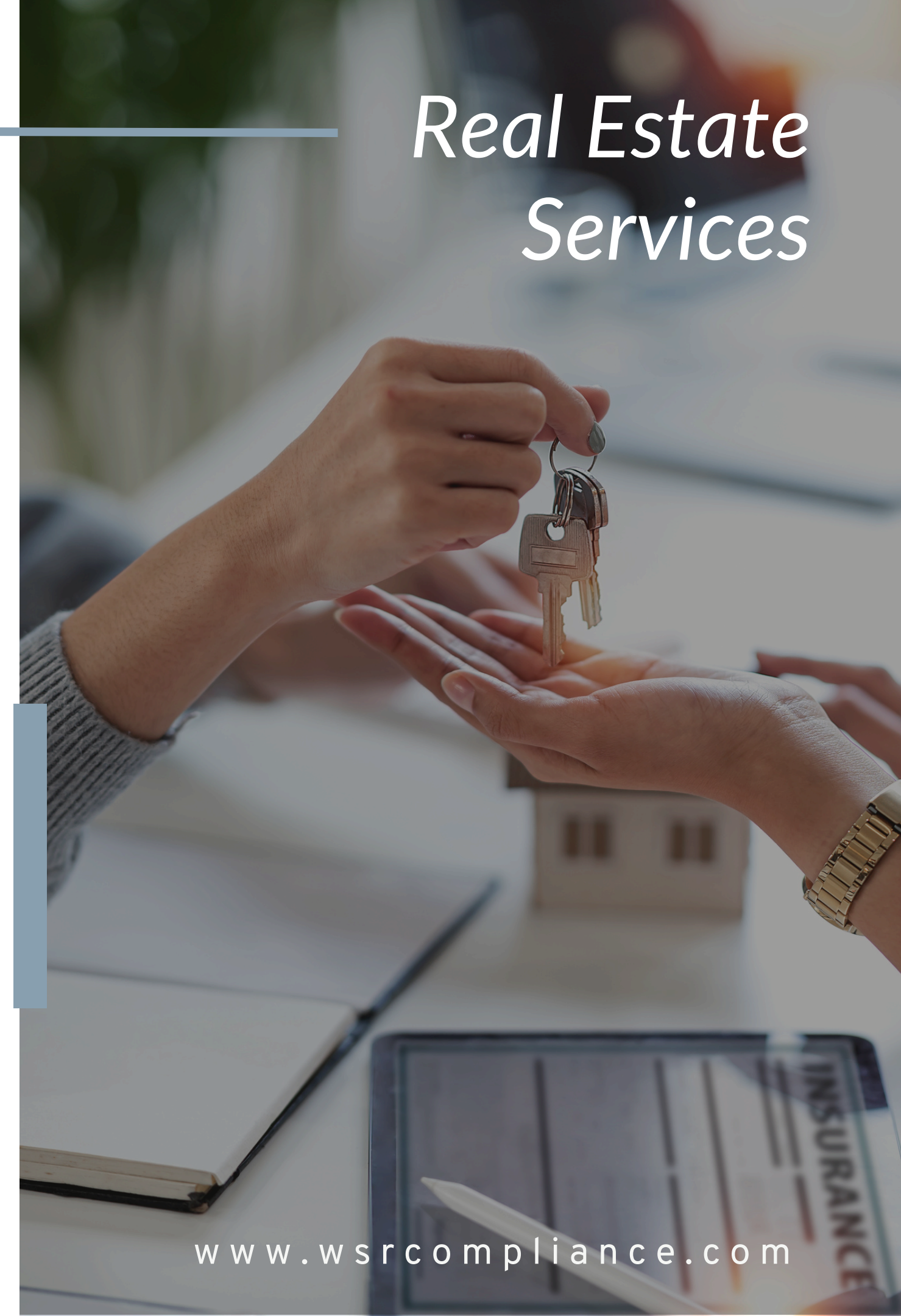
We provide the confidence of knowing that your investment will be safe.

Due Diligence - Real Estate Investigation

When it comes to buying a property, due diligence is essential. We take care of performing a legal investigation of the property you intend to acquire. This involves the request and analysis of key documentation to protect your investment. In addition, we verify the legal status of the property before the Public Records Office and validate the accuracy of the documentation provided by the seller. With our experience, we help you to identify any potential investment risk.

Preparation and Review of Promissory Contracts

At WSR Compliance, we understand the importance of reviewing the contracts you will sign in Mexico. That is why we offer our services of 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, to identify any potential risks, and to negotiate that the clauses are appropriate to your needs.



Real Estate Services

REAL ESTATE LAW FIRM



Development and Construction Trust

This trust is designed for investors interested in construction and real estate development, as it streamlines all the necessary procedures for the successful completion of a project. One of its advantages is that it can be established by various individuals or entities, who can contribute property, construction resources, marketing, and more. This trust serves as a legal, secure, effective, and transparent mechanism. At WSR Compliance, we handle all formalities between the Notary's office and the bank. Additionally, we develop customized strategies to establish the legal structure of your project and optimize your resources.

Tax Advisory for Real Estate Transactions

We meticulously analyze every aspect of your real estate project, identifying all tax implications and devising optimal strategies for you. Common taxes include Income Tax (ISR), Value Added Tax (IVA), Property Acquisition Tax (ISABI), and Cédular Tax. At WSR Compliance, we ensure precise calculation of all taxes and assist you in optimizing your resources.

Corporate Services

Company Creation

Forming a company to support your project is crucial for success. At WSR Compliance, we guide you through every stage of this process. Common company structures include Corporations (Sociedad Anónima) and Limited Liability Companies (Sociedad de Responsabilidad Limitada). Our legal experts will thoroughly evaluate your needs to recommend the most suitable structure for you.

Preparation of Meeting Minutes and Corporate Books

Meeting minutes and corporate books are essential for maintaining proper control over your company's decisions and operations. Our team of corporate law experts is responsible for preparing these documents. At WSR Compliance, you can rest assured that your meeting minutes and corporate books will be accurately drafted and organized, allowing you to focus on growing your business.



WSR
COMPLIANCE



Corporate Services

Preparation of Contracts

Contracts and agreements are essential to any transaction. We specialize in designing and drafting contracts tailored to the specific needs of your operations, ensuring the protection of your interests and minimizing legal risks. Trust WSR Compliance to safeguard your business activities.

Intermediary Services with Notaries

We have established strong partnerships with trusted notaries in the Riviera Maya. We represent you and streamline interactions with Public Notaries, ensuring that each step is managed efficiently. Our comprehensive support guarantees that your interests are safeguarded and that your transactions are both secure and legally binding.

Trademark and Commercial Notice Registration

At WSR Compliance, we handle the process of registering your trademark and slogan with the Mexican Institute of Industrial Property. We also provide recommendations on how to legally protect your brand after registration.



REAL ESTATE LAW FIRM

Management

Business Operation Licenses

At WSR Compliance, we streamline the process for obtaining the various licenses and permits required for your business operations. Our services include securing State and Municipal Operating Licenses, Land Use Licenses, compliance with Civil Protection and Environmental Regulations, and Advertising Permits. By managing these processes for you, we ensure you are protected from potential fines and regulatory issues.

Construction Permits

From the initiation to the completion of your real estate project, we manage all formalities related to construction, demolition, and modification licenses, as well as obtaining the building's completion certificate. Additionally, we provide services for the regularization of existing properties to ensure compliance with all regulations.



Payment Management

At WSR Compliance, we expertly handle the verification and management of all payments associated with your transactions. Our primary objective is to ensure that contributions, fees, and taxes are processed both accurately and fairly, thereby protecting your interests and optimizing your financial operations.



REAL ESTATE LAW FIRM

WE WILL BE PLEASED TO HELP YOU



Scan the QR Code to contact a lawyer directly.



984 323 5983



www.wsrcompliance.com



Andador Kaab esq. con Itzamna Lote 115,
Mz. 026, Local 1 Aldea Zama, C.P. 77760,
Tulum, Quintana Roo.



FURTHER SERVICES

REAL ESTATE LAW FIRM



TITLE DEED MANAGEMENT

- Cadastral Certificate
- Certificate of No Property Tax Debt
- Certificate of No Lien
- Certificate of No Outstanding Water Service Debt
- Certificate of No Outstanding Public Works Debt
- Certificate of No Outstanding HOA Fees
- Certificate of No Outstanding ZOFEMAT Fees

REAL ESTATE SERVICES

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

CONSTRUCTION MANAGEMENT

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

CORPORATE SERVICES

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

ENVIRONMENTAL MANAGEMENT

- License for vegetation removal
- Environmental Impact Studies (SEMARNAT and SEMA)
- Vegetation Characterization
- Technical Justification Study for Change of Land Use
- Territorial Impact Study
- Geohydrological Study
- Construction Regularization (PROFEPA and PPA)

REAL ESTATE DEVELOPMENT MANAGEMENT

- Merger and Subdivision of Properties
- Authorization of Condominium Property Regime
- Authorization of Subdivisions
- Urbanization License
- Alignment and Official Number Certificatee