

Dear Real Estate Developer,

At WSR Compliance, we understand the importance of your real estate project. With our support, you will have the necessary backing to execute your project successfully and overcome any obstacles.

We handle all related legal aspects, facilitating the successful completion of your project. Our extensive experience in various areas of law sets us apart, enabling us to anticipate and address any situation that could potentially jeopardize your assets.

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





We are a law firm specializing in providing legal services to real estate developers 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 Real Estate Developers 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.

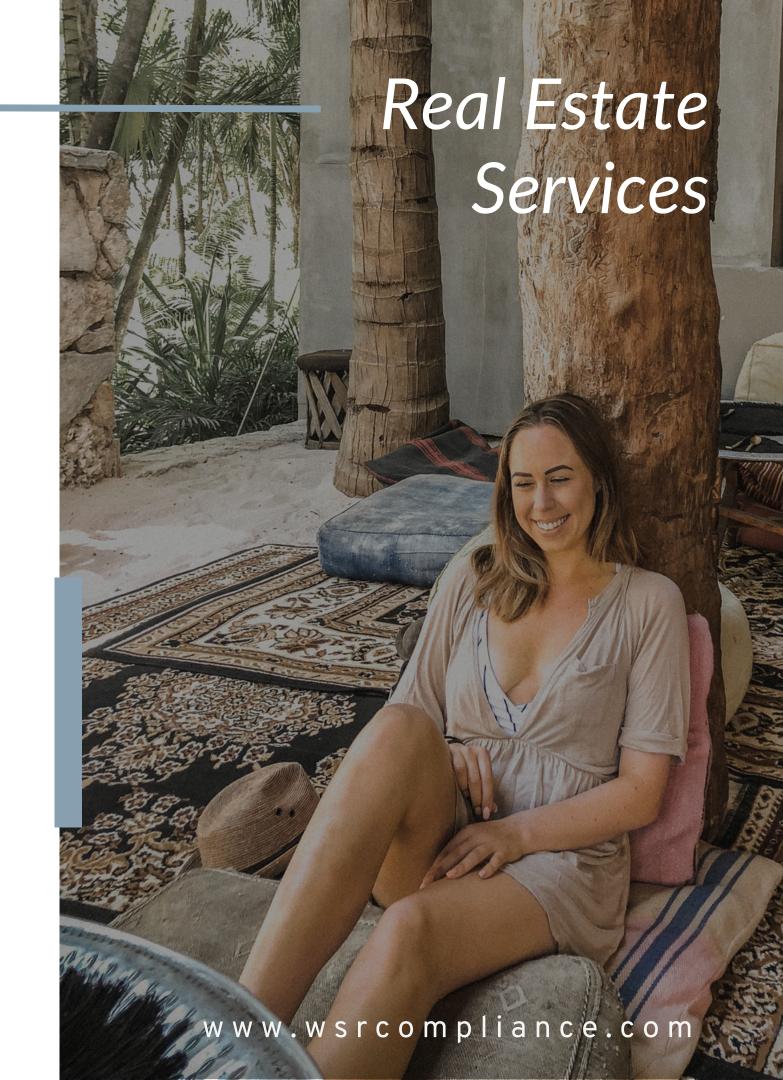


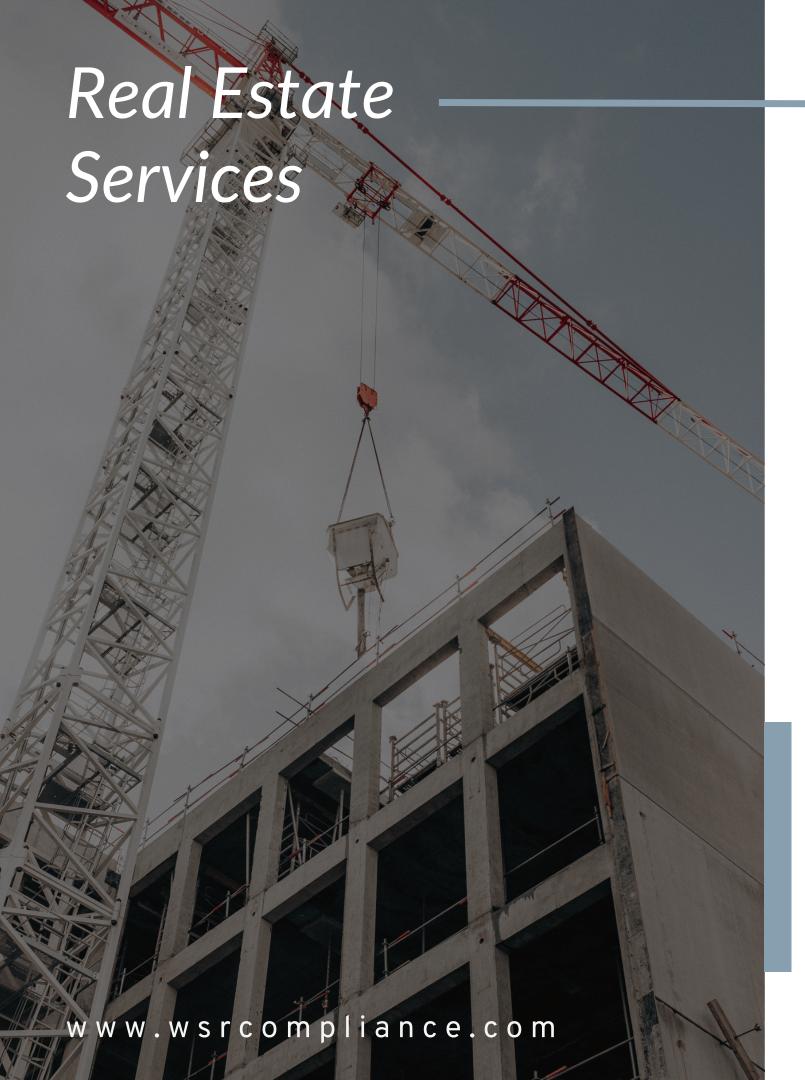
Due Diligence - Real Estate Investigation

It is essential to thoroughly investigate the property where your real estate project will be developed. We handle the legal investigation of the site, which involves requesting and analyzing key documentation. Additionally, we verify the legal status of the property with the Public Records Office and authenticate the accuracy of the documentation provided by the seller. With our expertise, we help you identify and mitigate any potential risks that could affect your project.

Preparation of Promissory Agreements

At WSR Compliance, we understand the importance of having well-drafted contracts and templates to facilitate the sale of your project's units. Therefore, we offer services for drafting promissory agreements in accordance with NOM 247. Our goal is to prepare clear, effective contracts and documents that streamline the sales process while protecting your interests. We include specific clauses designed to safeguard you in the event of non-compliance by third parties.







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.

Real Estate Closings

At WSR Compliance, we handle the deed management for the units of your project. This process begins with collecting client data, creating their files, and safeguarding the necessary documentation for tax and administrative compliance. Finally, we coordinate all necessary steps for signing the deed before a notary.



Construction Contracts

We protect your project by drafting contracts with third parties involved, such as architects, builders, contractors, or suppliers. Our team verifies and investigates the individuals with whom you intend to have a commercial relationship. We draft clauses that address any situations related to non-compliance, deadlines, and warranties. Our primary goal is to reduce risks that could affect your assets or project.

Property Regularization

We recognize that Baja California Sur is a prime location for real estate projects, but we also understand the associated challenges. Many properties require regularization before construction can start, and in some cases, the land may be governed by communal land laws. At WSR Compliance, we offer expert assistance in developing regularization strategies to ensure the viability of your project.



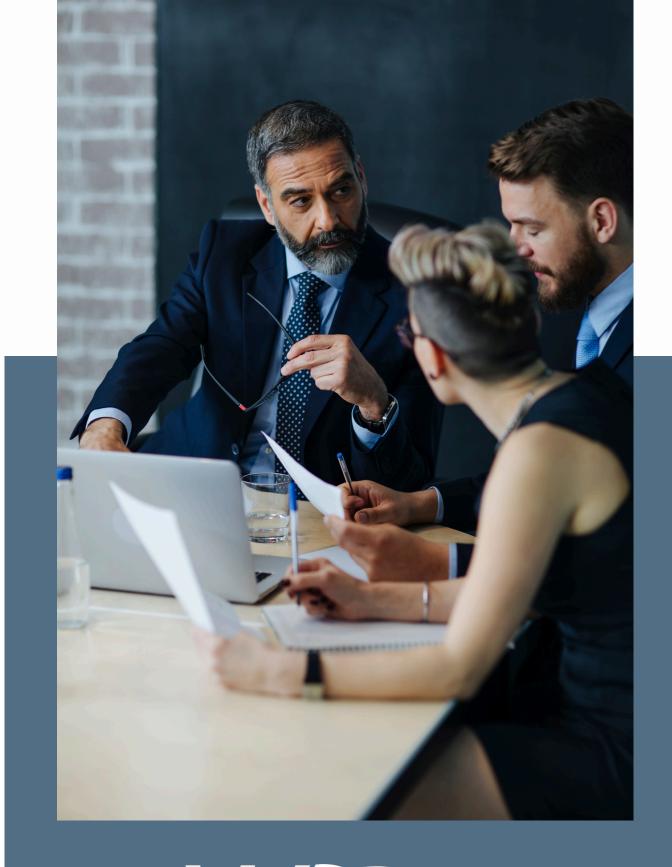
Corporate Services

Company Creation

Forming a company to support your real estate 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 your project.

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.







Tax Services

Tax Advisory for Real Estate Projects

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 Cedular Tax. At WSR Compliance, we ensure precise calculation of all taxes and assist you in optimizing your resources.

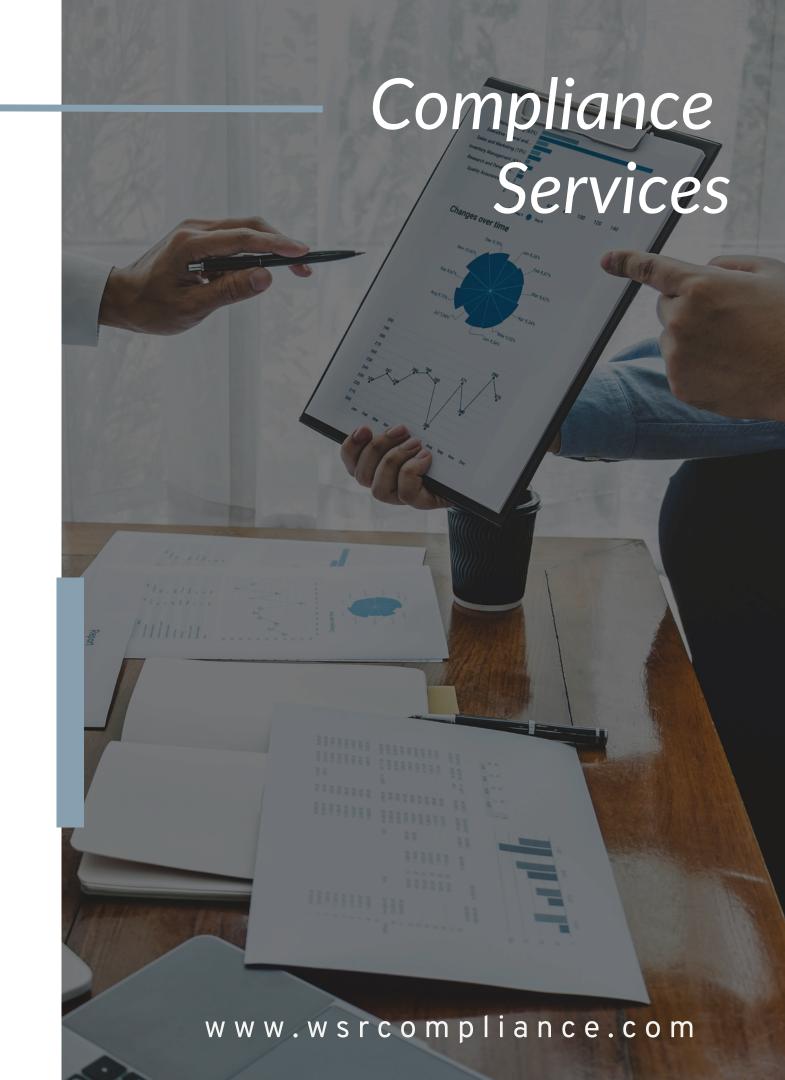


Anti-Money Laundering Compliance

Mitigating risks associated with anti-money laundering is essential for protecting your project. Key obligations include maintaining detailed client files for all transactions and submitting regular reports to the authorities. At WSR Compliance, our expertise ensures that you meet these requirements effectively and avoid potential penalties.

Data Protection Compliance

WSR Compliance specializes in developing privacy notices that must be communicated to your clients through various channels, including your physical establishment, website, email, or telephone. This guarantees that your clients' data will be securely managed and protected, enhancing their confidence in your commitment to data privacy.



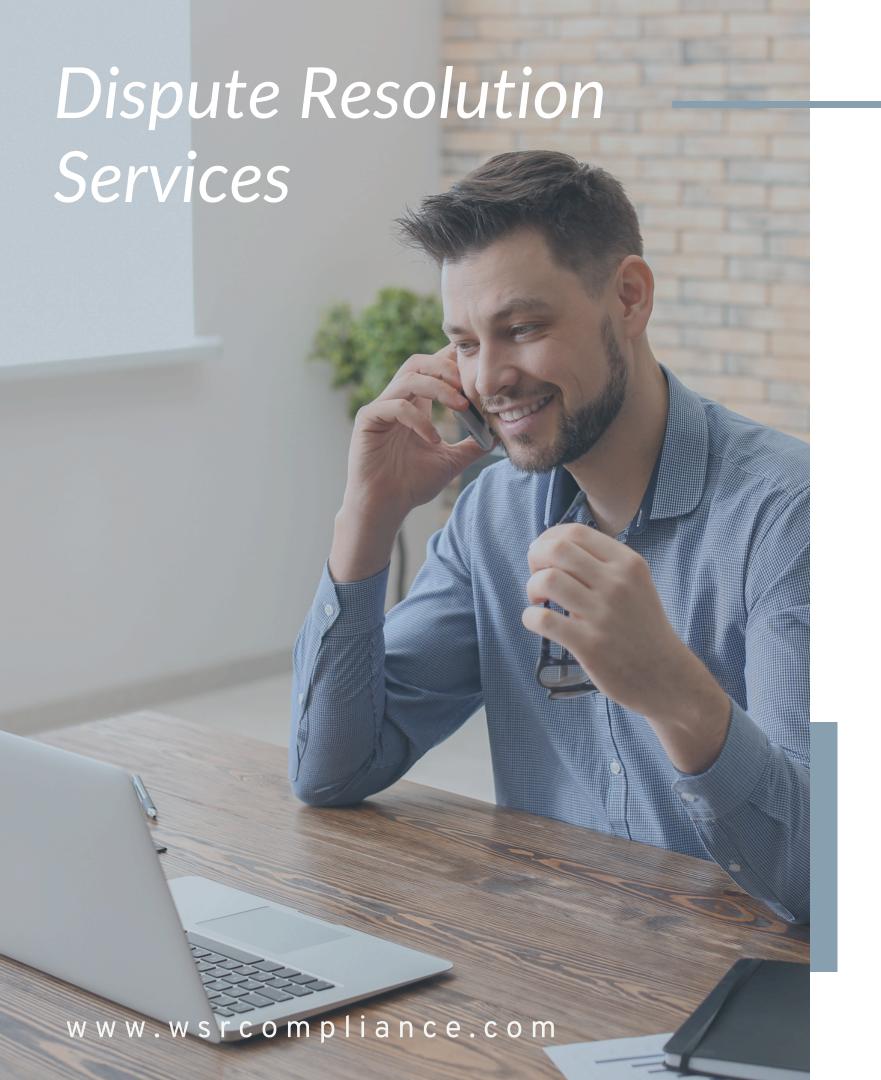




When disputes arise with clients or suppliers, we recommend pursuing resolution through negotiations before resorting to court proceedings. Our experience shows that many disputes can be resolved effectively through this approach. Our aim is to address issues efficiently and promptly, minimizing unnecessary costs.

Handling Complaints or Requests from PROFECO

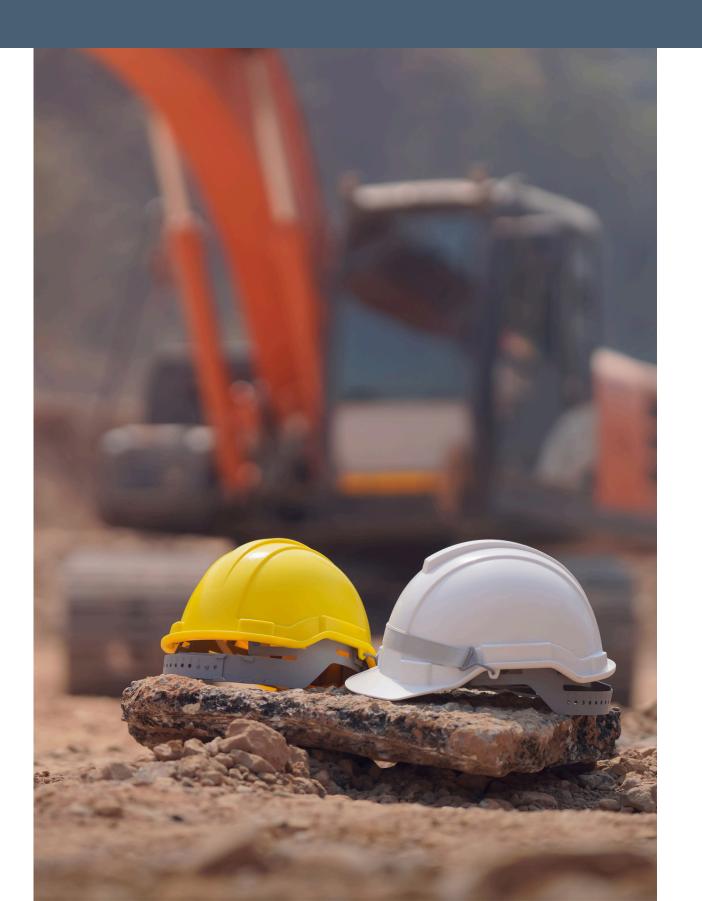
In the event of verification visits by PROFECO or client complaints, our team is committed to providing prompt and effective assistance. We strive to resolve issues quickly and satisfactorily, working to prevent fines or sanctions.



CONSTRUCTION MANAGEMENT



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.

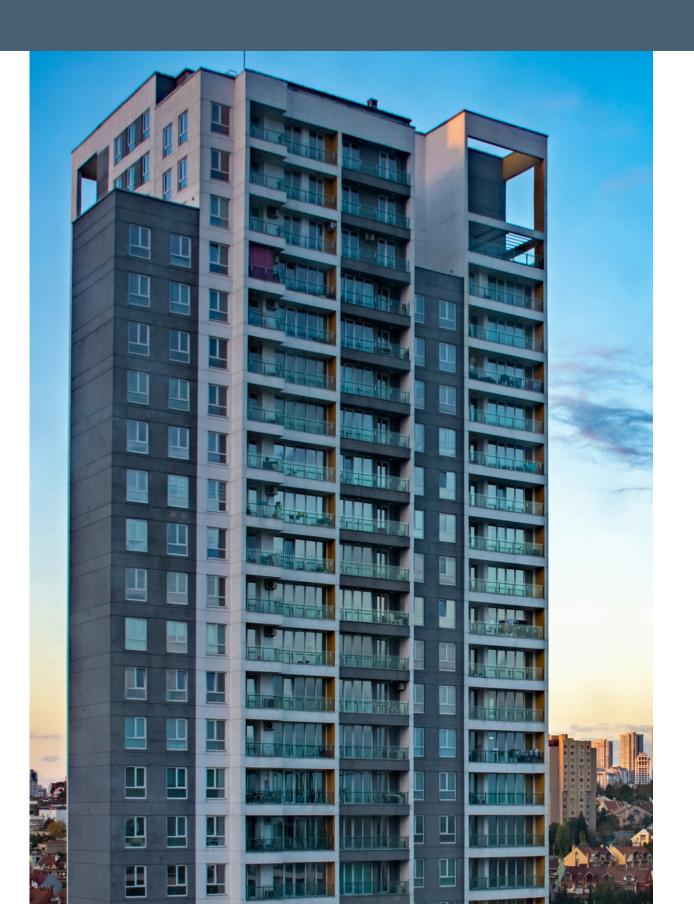


- Demolition and/or Modification
 License
- Construction Completion License
- Construction Regularization
- Certificate of Measurements and Boundaries
- Certificate of Land Use
- Water Service Formalities

REAL ESTATE DEVELOPMENT MANAGEMENT



At WSR Compliance, we understand the complexities of real estate projects. We ensure that the land designated for development adheres regulatory requirements. Additionally, we handle all necessary permits for property mergers or subdivisions, as well as approvals for buildings apartment and land subdivisions. Our services also include securing authorizations for street and avenue layouts, and overseeing the installation of water services, sewer systems, and public lighting.

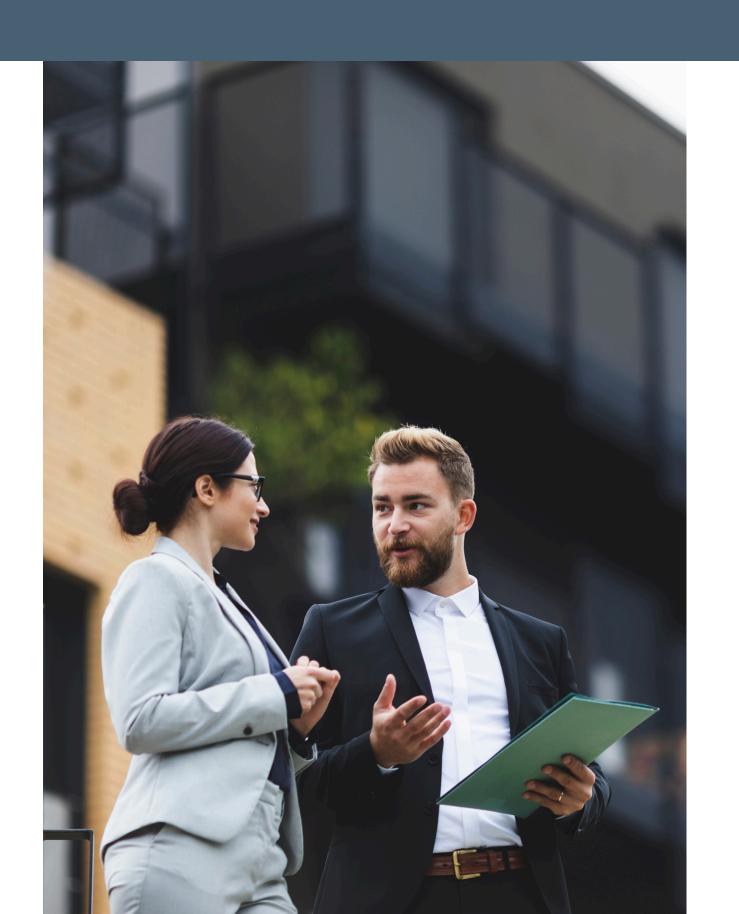


- Merger and Subdivision of Properties
- Authorization of Condominium Property Regime
- Authorization of Subdivisions
- Urbanization License
- Alignment and Official
 Number Certificate

TITLE DEED MANAGEMENT



In real estate transactions, it is mandatory to verify that the property being transferred has no outstanding debts. At WSR Compliance, we handle obtaining the necessary closing certificates. These documents will be delivered to the notary to be included in the title deed. Below are some of the most common documents:



- 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

ENVIRONMENTAL MANAGEMENT



In real estate, environmental management plays a critical role in ensuring that projects are built and operated sustainably and in accordance with environmental regulations. At WSR Compliance, we handle obtaining all necessary permits, approvals, and studies required by the authorities to proceed with your real estate project.



- 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)



We are pleased to inform you that the services mentioned can be contracted individually or through a fixed monthly fee that encompasses all the listed services. Please note that the monthly fee may vary based on several factors. To provide you with a tailored proposal, we recommend scheduling a meeting with our experts to discuss your project in detail.

www.wsrcompliance.com





















WE WILL BE PLEASED TO HELP YOU



Scan the QR Code to learn about all our services

- 984 323 5983
- <u>www.wsrcompliance.com</u>
- Andador Kaab esq. con Itzamna Lote 115, Mz. 026, Local 1 Aldea Zama, C.P. 77760, Tulum, Quintana Roo.





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