



Xmex Investments  
Xmex Properties



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Xen Investments  
Mexico

## BANK-OWNED QUICK GUIDE

### **Purchase Process.**

The Transfer of Funds is in three (3) steps as follows:

1. **Security Deposit:** Takes the Property off the market to Reserved Status.
2. **Purchase Deposit:** Allows XMEX application to the Bank for “Deed of Assignment”.
3. **Closing Deposit:** Due upon issuance of “Deed of Assignment” up to 30 days.

**Security Deposit (*Fully Refundable*):** \$1,000 (the “Security Deposit”), due upon selection of Property and used to Reserve said Property, the receipt of which will be acknowledged, to be held by the Seller pursuant to this Agreement. The Security Deposit shall be applied to the Full Purchase Price at the final settlement.

**Purchase Deposit (*Fully Refundable*):** Purchase Deposit (the “Purchase Deposit”) of 75% of Purchase Price, due no more than 5 business days upon the Signing of this Agreement, receipt of which will be acknowledged, to be held by the Seller pursuant to this Agreement. The Purchase Deposit shall be applied to the Purchase Price at the final settlement.

*Note: Both the Security Deposit and the Purchase Deposit are fully Refundable or fully Transferrable up to the date and time of issuance of the “Deed of Assignment” which gives Legal Ownership to XMEX and the Buyer.*

**Closing Deposit (*Non-Refundable*):** Closing Deposit (the “Closing Deposit”) of 25% of Purchase Price, due upon the issuance of the “Deed of Assignment”, the receipt of which will be acknowledged, to be held by the Seller pursuant to this Agreement. The Closing Deposit shall be applied to the Purchase Price at the final settlement and issuance of Title Deed by Notario Publico.

*Note: The “Deed of Assignment” is issued normally 20-30 days after the Purchase Deposit and gives Legal Ownership to the Seller and Buyer.*

**Legal Process:** The Legal Process for the Property to fully transfer to the Buyer 100% unencumbered will usually take from a period of 3 months to 6 months after the issuance of the “Deed of Assignment”. Keys and permissible entry to the Property are then issued to the Buyer.