



GESTIÓN FINANCIERA
IMPULSANDO NEGOCIOS

MORTGAGE CREDIT FOR FOREIGNERS

CONTACTO::



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www.gestionfinanciera.org

Oficinas Corporativas:

Torre Magnia Piso 8

Oficina 803

Cale 15 No. 503 x 18 y 22

Frac. Altabrisa C.P. 97130

Mérida, Yucatán

The world's largest funds support our suppliers.

Reliable

Flexible

Efficient



Broadhaven



UPRISING

VICTORY PARK
CAPITAL



KaszeK
CAPITAL



EIFFEL
INVESTMENT GROUP



Coyote
Funding



Our clients can acquire:

House, apartment, commercial premise, office, land, construction and/or remodel their property.



PERSONALIZED

Tailor-made plans without endorsement from \$300,000 to \$15'000,000. Financing the 60% of the contracted amount. The balance can be paid up to 9 years.



ACCESIBLE

We offer the lowest cost of financing in the market. Advance monthly payments without penalty. Flexible with credit bureau and income verification.



TRUSTWORTHY

We are a solid company with more than 58 years of experience in the real estate industry.



SAFE

Protection for you and your family. Includes life insurance, permanent or temporary disability, and unemployment insurance. Once the property is deeded, it includes property damage insurance.

PRODUCT PROFILE



Annual Interest rate: 8.9 %



The customer needs to pay 40 % of value of the property.



Payment of 2 % for loan deposit + tax per inscription fee, 2.5 % for administrative fee (when the credit is authorized) and 2 % + tax for complementary inscription fee (at adjudication and this fee would be finance through the 10 years tenure)



No penalization for payment in advance

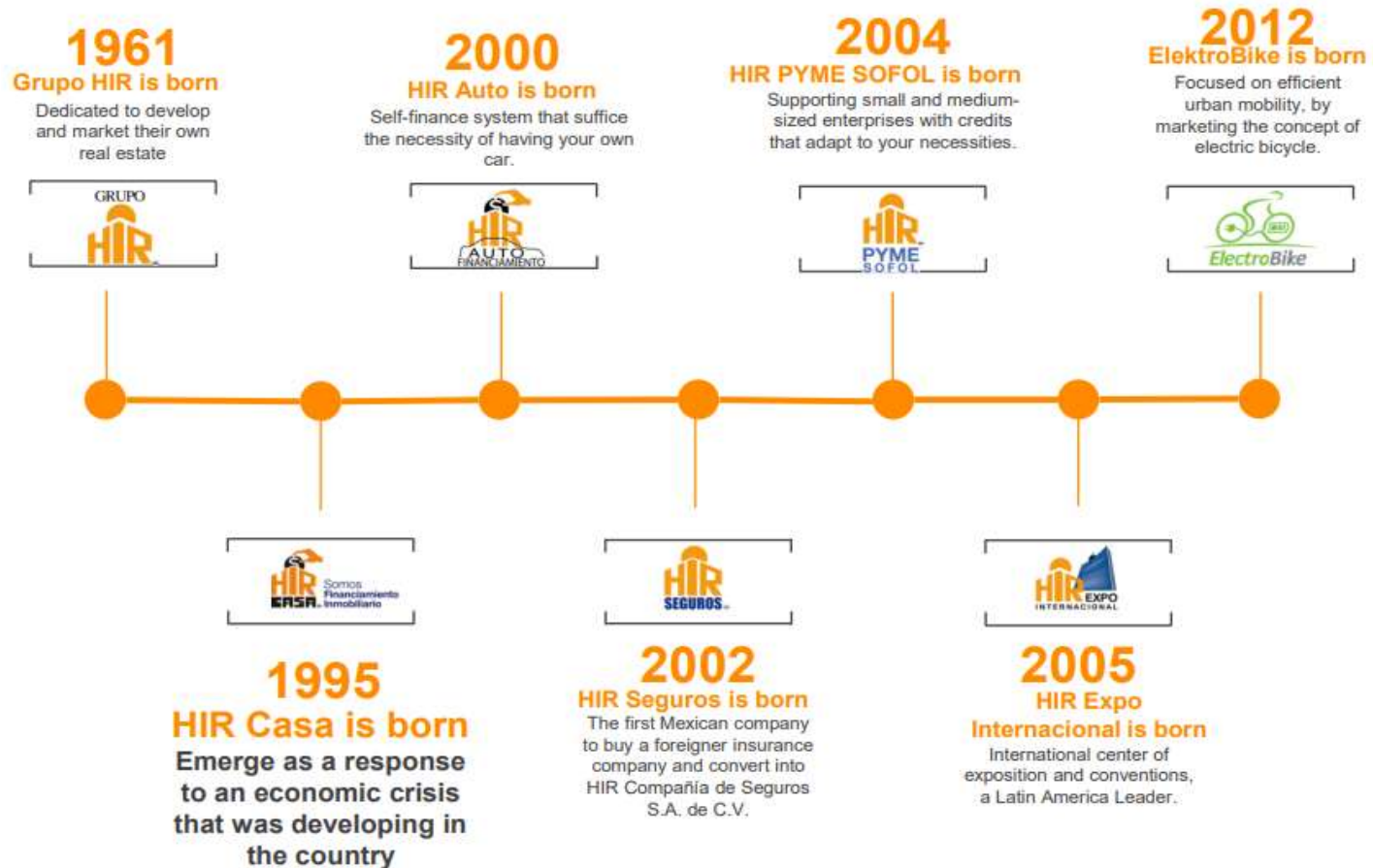


10 years period. (Maximum could be less if wanted)



GESTIÓN FINANCIERA
IMPULSANDO NEGOCIOS

WE ARE DISTRIBUTORS AND BROKERS OF THE MOST IMPORTANT FINANCIAL INSTITUTIONS OF MEXICO. BOTH FINTECH AND BANKS. WE HAVE A SOLUTION FOR ANY NEED.





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TITLEHOLDER

The moment in which the consumer receives the real estate or object of service of the adhesion contract.



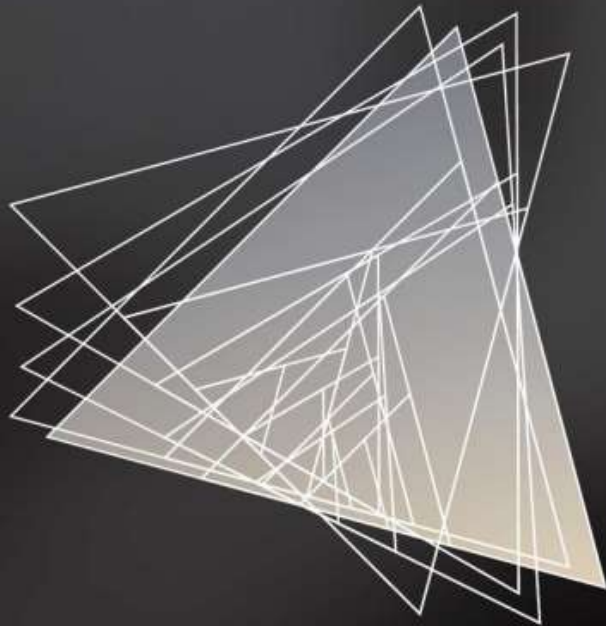
SELLER

- Copy of property title.
- Sales contract.
- Property tax and water bill updated.
- Completion of construction projects or Condominium regime.
- The alignment and Official number (if required).
- Birth certificate.
- Official ID.
- Certificate of Release of Federal Tax Lien, Real Estate Public Registry or in the Trade Registry (RPP).



BUYER

- Passport.
- Birth certificate.
- Marriage certificate.
- Proof of income (bank account statement).
- Proof of employment or stamped receipts, account statements, partial or total tax returns.
- American economy and income tax (FICO score).
- Banking valuation for the purpose of mortgage.
- No collateral.
- Trust fideicomiso (if required).











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TOTAL PERIODIC FEE INTEGRATION

 Updated value of the contract	\$1'000,000.00
 Capital contribution: Updated Value of the Contract between 108.*	\$5,555.56
 Administration Expenses: Updated Value of the Contract by 0.115%.	\$1,150.00
 VAT: Administration Expenses by 16%.	\$184.00
 Life insurance: Value of the contract by 0.05%.	\$500.00
 Total monthly payment: It is the add up of each of the concepts	\$7,389.56



Once the financing has been decided it will update with the property insurance to protect the property and it will increase the total periodic fee with a factor of 0.0275% of contract updated value.



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Thank You

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