

## PURCHASE PROCESS OUTLINE

1. Buyer identifies a specific property or lot that he or she wants to purchase.
2. Buyer reserves that lot for purchase with through a Purchase Agreement and anon-refundable deposit to Monex Bank in Puerto Vallarta in the amount of 25% of the purchase price.
3. Buyer receives a confirmation of deposit received.
4. Buyer receives Fideicomiso documents to sign. The sale can then be completed without the buyer traveling to Mexico.
5. Buyer provides documents for purchase to U.S. based team.
6. Title insurance policy is provided by American Title in Puerto Vallarta.
7. Buyer makes gives final approval of all documents and authorizes closing. Documents are sent to Puerto Vallarta for closing.
8. Initial closing into the Fedeicomiso secures title to buyer. The balance of funds are due at this time. Buyer receives copies of their Fideicomiso documents.
9. Buyer has full rights of ownership in the La Jolla Heights and Vistas Community. Lot is build ready and can be built on, sold, divided, etc. subject to local regulations and community CC&R's (see document)