



1 EXPLORE THE PROJECT

Visit our website to see renders, floorplans, amenities, and location details.



www.naosresortliving.com

2 SCHEDULE YOUR SHOWROOM APPOINTMENT

What your visit includes:



Full presentation of the project, unit types and payment options.



Guided construction site tour (Polaris vehicle provided).



Review of technical and legal documentation, including permits and licenses.

VISIT US AT:

Escentica Ensenada - Tijuana 240L 22704
Playas de Rosarito, B.C.



GOOGLE MAPS



For the site visit, we recommend wearing **boots, long pants,** and **secure clothing**. We'll provide a safety vest and helmet.

3 RESERVE YOUR UNIT

Select the unit that best fits your lifestyle and investment goals. To formally hold a unit, a **\$2,500 USD** deposit is required. This amount goes toward your total purchase price.

Deposits are made via wire transfer. Full instructions will be provided upon confirmation.

If you **decide not to move forward**, the reservation amount is fully refunded to the same account.

Once the deposit is received, you will:



Secure the unit at the current price tier.



Receive your personalized purchase agreement for review and signature.



Have **15 days** to complete the next payment according to your selected payment plan.

4 SUBMIT YOUR DOCUMENTS

To prepare your purchase agreement, please **provide the following**:

IF MEXICAN:

- Official ID
- CURP
- Birth certificate
- Proof of address
- RFC

IF FOREIGNER:

- Passport
- Proof of address
- Birth certificate
- Power of attorney (if applicable)

5 SIGN THE PURCHASE AGREEMENT

Once your documents are approved, you'll receive your **Purchase Promise Agreement** by email.



The **contract** is written in Spanish but can be issued **bilingually if needed**.

The down payment or first scheduled payment is due on the day of signing.

YOU MAY SIGN:

- In person at the showroom (we'll welcome you with a gift).
- Remotely via **TRATO**, a certified Mexican e-signature platform.

MONTHLY PAYMENTS AND TRACKING

Each month, you'll receive:



A payment **reminder**.



Updated **account statement**.



Payment **receipt**.

All delivered by email to **keep you informed and organized**.

6 CONSTRUCTION UPDATES



You'll get a bimonthly email with the **latest construction progress**.



Monthly construction videos are published on our website.



You're welcome to visit the site any time to **see the progress**.

7 PRE-CLOSING AND DEED PREP

Once construction is complete and the condo regime is registered:



We'll ask for **additional documents** to update your file.



We'll schedule a **walkthrough** of your finished unit.

8 FINAL DEED AND CLOSING



The **closing** will take place with a notary who already knows the project and is authorized to work with major Mexican banks.



The **final balance** (*settlement payment*) is due at closing.



The notary will **register the deed** with the Public Registry.



You'll receive the **First Deed Testimony** once registration is complete.

Typical closing costs (*exact figures depend on your case*):

Notary fees: Approx. 1% of the appraised value.

Property acquisition tax (ISAI): Approx. 4% of the appraised value.

One-time equipment fee: Approx. USD \$3,000

HOA dues (1 month): Approx. USD \$0.20 per m²

Water and electricity connection fees: Approx. USD \$800

Security deposit (if you plan to move in immediately): **Approx. USD \$500**

9 DELIVERY AND POST-SALE CARE

The day of closing, we'll introduce you to the building administration team.

You'll receive:



The condo **regulations**.



A **tour** of common areas.



A final **unit inspection**.



A checklist of **any pending fixes** (to be resolved within 20 calendar days)