

Kevin Beatty

In Mexico, Notaries Have All The Power!



A fellow mortgage broker called me in July.

He had read Marilyn MacDonald's article, "Buying a Casa in Mexico," in the Summer issue of *The Scrivener* and wanted to know if I was the broker with the house in Mexico.

That was us. My wife Barbara and I bought a home in January 2007 and the deal closed in November 2007, through the expertise of our Notary Livier Villalobos Valencia (Notaria Pública número 5) in Tepic Nayarit, Mexico. Livier is married to a Canadian who has lived in Montreal and Vancouver. Language was never an issue.

Here is a first-hand account of our property purchase in the fishing village of San Bas Nayarit Mexico, 3 hours north of Puerto Vallarta.

Time

It takes months to organize. There are many back and forth communications between the Notary and the vendor. The Notary must make sure the title is clean, so the bank will issue a bank trust. Our renovations took 2.5 months—more than twice as long as we expected.

Money

No money was exchanged until our Notary gave us the word—no money up front until a contract was in place. Once Livier had the vendors get the title in order, they received the first

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payment. When the bank trust was in place, we disbursed the remainder of the purchase price.

Patience

You must have the patience of Job. In Mexico, time is not measured in minutes; there is always tomorrow—mañana. If you have a tendency to get frustrated, don't buy a house in Mexico.

Language

My wife is fluent in Spanish. I get by. We both have been working with a tutor to improve. You must have someone who can help you with the language barrier.



Before (above) and after renovation (right)

We own a home, not a time-share. I have an office so I'm able to work when we're there. We live in Mexico from December to March and visit at the end of Spring for 3 weeks. That's my favourite time to be in San Blas—hot sunny days and warm breezy nights.

We love Mexico; we've been travelling the country for over 25 years. Now we own our own home in the land of tomorrow, thanks to the expertise of our Notary. ▲

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