

## ■ COTIZACIÓN ■

Asesor :

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Fecha :

02/01/2026

Plazo :

180 meses

### COSTELLA TELCHAC RESIDENCIAL

Número de Lote	Costella Telchac / Etapa 3 / Lote 83 Regular
Referencia	000000R083 Regular
Superficie en m <sup>2</sup>	205.06 m <sup>2</sup>
Precio m <sup>2</sup> final	\$154.17
Precio m <sup>2</sup> de lista	\$154.17
Enganche	\$3,161.34
Precio de lista	\$31,613.42
Tipo de moneda	USD
Precio final	\$31,613.42
Plazo	180
Servicio adicional	Cuota de mantenimiento
Monto/Plazo del servicio adicional	\$12,000.00 / 60 mensualidades

### Enganche

Apartado	\$209.00
Saldo enganche	\$2,952.34
Total de enganche a pagar	\$3,161.34

Porcentaje	10.00 %
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Total Lote	\$31,613.42
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	Monto	Pagos
Actualización 1 (con 0% de interés)	\$158.07	60
Actualización 2 (con 0.83% de interés)	\$250.66	120

Observaciones:

### Cargos adicionales por demora

Incumplimiento de pago por 15 días	\$250.00 MXN
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\*Dicho cargo será de naturaleza acumulativa y exigible de manera conjunta con el importe de los pagos pendientes.

\*\* Lo anterior no constituye un interés moratorio, sino un **cargo administrativo** derivado del otorgamiento del financiamiento concedido.

## PAGOS

Número de pago	Fecha	Capital	Actualización	Enganche	Adicionales	Total a pagar	Saldo Capital
A	02-01-2026			\$209.00		\$209.00	
1	15-01-2026			\$2,952.34		\$2,952.34	
1	15-02-2026	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$28,294.01
2	15-03-2026	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$28,135.94
3	15-04-2026	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$27,977.87
4	15-05-2026	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$27,819.80
5	15-06-2026	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$27,661.73
6	15-07-2026	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$27,503.66
7	15-08-2026	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$27,345.59
8	15-09-2026	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$27,187.52
9	15-10-2026	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$27,029.45
10	15-11-2026	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$26,871.38
11	15-12-2026	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$26,713.31
12	15-01-2027	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$26,555.24
13	15-02-2027	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$26,397.17
14	15-03-2027	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$26,239.10
15	15-04-2027	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$26,081.03
16	15-05-2027	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$25,922.96
17	15-06-2027	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$25,764.89
18	15-07-2027	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$25,606.82

## PAGOS

Número de pago	Fecha	Capital	Actualización	Enganche	Adicionales	Total a pagar	Saldo Capital
19	15-08-2027	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$25,448.75
20	15-09-2027	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$25,290.68
21	15-10-2027	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$25,132.61
22	15-11-2027	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$24,974.54
23	15-12-2027	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$24,816.47
24	15-01-2028	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$24,658.40
25	15-02-2028	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$24,500.33
26	15-03-2028	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$24,342.26
27	15-04-2028	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$24,184.19
28	15-05-2028	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$24,026.12
29	15-06-2028	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$23,868.05
30	15-07-2028	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$23,709.98
31	15-08-2028	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$23,551.91
32	15-09-2028	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$23,393.84
33	15-10-2028	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$23,235.77
34	15-11-2028	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$23,077.70
35	15-12-2028	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$22,919.63
36	15-01-2029	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$22,761.56
37	15-02-2029	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$22,603.49
38	15-03-2029	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$22,445.42

## PAGOS

Número de pago	Fecha	Capital	Actualización	Enganche	Adicionales	Total a pagar	Saldo Capital
39	15-04-2029	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$22,287.35
40	15-05-2029	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$22,129.28
41	15-06-2029	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$21,971.21
42	15-07-2029	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$21,813.14
43	15-08-2029	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$21,655.07
44	15-09-2029	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$21,497.00
45	15-10-2029	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$21,338.93
46	15-11-2029	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$21,180.86
47	15-12-2029	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$21,022.79
48	15-01-2030	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$20,864.72
49	15-02-2030	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$20,706.65
50	15-03-2030	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$20,548.58
51	15-04-2030	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$20,390.51
52	15-05-2030	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$20,232.44
53	15-06-2030	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$20,074.37
54	15-07-2030	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$19,916.30
55	15-08-2030	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$19,758.23
56	15-09-2030	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$19,600.16
57	15-10-2030	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$19,442.09
58	15-11-2030	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$19,284.02

## PAGOS

Número de pago	Fecha	Capital	Actualización	Enganche	Adicionales	Total a pagar	Saldo Capital
59	15-12-2030	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$19,125.95
60	15-01-2031	\$158.07	\$0.00	\$0.00	\$200.00	\$358.07	\$18,967.88
61	15-02-2031	\$92.60	\$158.06	\$0.00	\$0.00	\$250.66	\$18,875.28
62	15-03-2031	\$93.37	\$157.29	\$0.00	\$0.00	\$250.66	\$18,781.90
63	15-04-2031	\$94.15	\$156.51	\$0.00	\$0.00	\$250.66	\$18,687.75
64	15-05-2031	\$94.93	\$155.73	\$0.00	\$0.00	\$250.66	\$18,592.82
65	15-06-2031	\$95.73	\$154.93	\$0.00	\$0.00	\$250.66	\$18,497.09
66	15-07-2031	\$96.52	\$154.14	\$0.00	\$0.00	\$250.66	\$18,400.57
67	15-08-2031	\$97.33	\$153.33	\$0.00	\$0.00	\$250.66	\$18,303.24
68	15-09-2031	\$98.14	\$152.52	\$0.00	\$0.00	\$250.66	\$18,205.10
69	15-10-2031	\$98.96	\$151.70	\$0.00	\$0.00	\$250.66	\$18,106.14
70	15-11-2031	\$99.78	\$150.88	\$0.00	\$0.00	\$250.66	\$18,006.36
71	15-12-2031	\$100.61	\$150.05	\$0.00	\$0.00	\$250.66	\$17,905.75
72	15-01-2032	\$101.45	\$149.21	\$0.00	\$0.00	\$250.66	\$17,804.30
73	15-02-2032	\$102.30	\$148.36	\$0.00	\$0.00	\$250.66	\$17,702.00
74	15-03-2032	\$103.15	\$147.51	\$0.00	\$0.00	\$250.66	\$17,598.85
75	15-04-2032	\$104.01	\$146.65	\$0.00	\$0.00	\$250.66	\$17,494.84
76	15-05-2032	\$104.88	\$145.78	\$0.00	\$0.00	\$250.66	\$17,389.97
77	15-06-2032	\$105.75	\$144.91	\$0.00	\$0.00	\$250.66	\$17,284.22
78	15-07-2032	\$106.63	\$144.03	\$0.00	\$0.00	\$250.66	\$17,177.59

## PAGOS

Número de pago	Fecha	Capital	Actualización	Enganche	Adicionales	Total a pagar	Saldo Capital
79	15-08-2032	\$107.52	\$143.14	\$0.00	\$0.00	\$250.66	\$17,070.07
80	15-09-2032	\$108.42	\$142.24	\$0.00	\$0.00	\$250.66	\$16,961.65
81	15-10-2032	\$109.32	\$141.34	\$0.00	\$0.00	\$250.66	\$16,852.34
82	15-11-2032	\$110.23	\$140.43	\$0.00	\$0.00	\$250.66	\$16,742.11
83	15-12-2032	\$111.15	\$139.51	\$0.00	\$0.00	\$250.66	\$16,630.96
84	15-01-2033	\$112.07	\$138.59	\$0.00	\$0.00	\$250.66	\$16,518.88
85	15-02-2033	\$113.01	\$137.65	\$0.00	\$0.00	\$250.66	\$16,405.88
86	15-03-2033	\$113.95	\$136.71	\$0.00	\$0.00	\$250.66	\$16,291.93
87	15-04-2033	\$114.90	\$135.76	\$0.00	\$0.00	\$250.66	\$16,177.03
88	15-05-2033	\$115.86	\$134.80	\$0.00	\$0.00	\$250.66	\$16,061.17
89	15-06-2033	\$116.82	\$133.84	\$0.00	\$0.00	\$250.66	\$15,944.35
90	15-07-2033	\$117.80	\$132.86	\$0.00	\$0.00	\$250.66	\$15,826.55
91	15-08-2033	\$118.78	\$131.88	\$0.00	\$0.00	\$250.66	\$15,707.77
92	15-09-2033	\$119.77	\$130.89	\$0.00	\$0.00	\$250.66	\$15,588.01
93	15-10-2033	\$120.77	\$129.89	\$0.00	\$0.00	\$250.66	\$15,467.24
94	15-11-2033	\$121.77	\$128.89	\$0.00	\$0.00	\$250.66	\$15,345.47
95	15-12-2033	\$122.79	\$127.87	\$0.00	\$0.00	\$250.66	\$15,222.68
96	15-01-2034	\$123.81	\$126.85	\$0.00	\$0.00	\$250.66	\$15,098.87
97	15-02-2034	\$124.84	\$125.82	\$0.00	\$0.00	\$250.66	\$14,974.03
98	15-03-2034	\$125.88	\$124.78	\$0.00	\$0.00	\$250.66	\$14,848.15

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Número de pago	Fecha	Capital	Actualización	Enganche	Adicionales	Total a pagar	Saldo Capital
99	15-04-2034	\$126.93	\$123.73	\$0.00	\$0.00	\$250.66	\$14,721.22
100	15-05-2034	\$127.99	\$122.67	\$0.00	\$0.00	\$250.66	\$14,593.23
101	15-06-2034	\$129.05	\$121.61	\$0.00	\$0.00	\$250.66	\$14,464.18
102	15-07-2034	\$130.13	\$120.53	\$0.00	\$0.00	\$250.66	\$14,334.05
103	15-08-2034	\$131.21	\$119.45	\$0.00	\$0.00	\$250.66	\$14,202.84
104	15-09-2034	\$132.31	\$118.35	\$0.00	\$0.00	\$250.66	\$14,070.53
105	15-10-2034	\$133.41	\$117.25	\$0.00	\$0.00	\$250.66	\$13,937.12
106	15-11-2034	\$134.52	\$116.14	\$0.00	\$0.00	\$250.66	\$13,802.60
107	15-12-2034	\$135.64	\$115.02	\$0.00	\$0.00	\$250.66	\$13,666.95
108	15-01-2035	\$136.77	\$113.89	\$0.00	\$0.00	\$250.66	\$13,530.18
109	15-02-2035	\$137.91	\$112.75	\$0.00	\$0.00	\$250.66	\$13,392.27
110	15-03-2035	\$139.06	\$111.60	\$0.00	\$0.00	\$250.66	\$13,253.20
111	15-04-2035	\$140.22	\$110.44	\$0.00	\$0.00	\$250.66	\$13,112.98
112	15-05-2035	\$141.39	\$109.27	\$0.00	\$0.00	\$250.66	\$12,971.59
113	15-06-2035	\$142.57	\$108.09	\$0.00	\$0.00	\$250.66	\$12,829.03
114	15-07-2035	\$143.76	\$106.90	\$0.00	\$0.00	\$250.66	\$12,685.27
115	15-08-2035	\$144.95	\$105.71	\$0.00	\$0.00	\$250.66	\$12,540.32
116	15-09-2035	\$146.16	\$104.50	\$0.00	\$0.00	\$250.66	\$12,394.15
117	15-10-2035	\$147.38	\$103.28	\$0.00	\$0.00	\$250.66	\$12,246.77
118	15-11-2035	\$148.61	\$102.05	\$0.00	\$0.00	\$250.66	\$12,098.17

## PAGOS

Número de pago	Fecha	Capital	Actualización	Enganche	Adicionales	Total a pagar	Saldo Capital
119	15-12-2035	\$149.85	\$100.81	\$0.00	\$0.00	\$250.66	\$11,948.32
120	15-01-2036	\$151.09	\$99.57	\$0.00	\$0.00	\$250.66	\$11,797.23
121	15-02-2036	\$152.35	\$98.31	\$0.00	\$0.00	\$250.66	\$11,644.87
122	15-03-2036	\$153.62	\$97.04	\$0.00	\$0.00	\$250.66	\$11,491.25
123	15-04-2036	\$154.90	\$95.76	\$0.00	\$0.00	\$250.66	\$11,336.35
124	15-05-2036	\$156.19	\$94.47	\$0.00	\$0.00	\$250.66	\$11,180.15
125	15-06-2036	\$157.50	\$93.16	\$0.00	\$0.00	\$250.66	\$11,022.66
126	15-07-2036	\$158.81	\$91.85	\$0.00	\$0.00	\$250.66	\$10,863.85
127	15-08-2036	\$160.13	\$90.53	\$0.00	\$0.00	\$250.66	\$10,703.72
128	15-09-2036	\$161.47	\$89.19	\$0.00	\$0.00	\$250.66	\$10,542.25
129	15-10-2036	\$162.81	\$87.85	\$0.00	\$0.00	\$250.66	\$10,379.44
130	15-11-2036	\$164.17	\$86.49	\$0.00	\$0.00	\$250.66	\$10,215.27
131	15-12-2036	\$165.54	\$85.12	\$0.00	\$0.00	\$250.66	\$10,049.73
132	15-01-2037	\$166.92	\$83.74	\$0.00	\$0.00	\$250.66	\$9,882.82
133	15-02-2037	\$168.31	\$82.35	\$0.00	\$0.00	\$250.66	\$9,714.51
134	15-03-2037	\$169.71	\$80.95	\$0.00	\$0.00	\$250.66	\$9,544.80
135	15-04-2037	\$171.12	\$79.54	\$0.00	\$0.00	\$250.66	\$9,373.68
136	15-05-2037	\$172.55	\$78.11	\$0.00	\$0.00	\$250.66	\$9,201.13
137	15-06-2037	\$173.99	\$76.67	\$0.00	\$0.00	\$250.66	\$9,027.14
138	15-07-2037	\$175.44	\$75.22	\$0.00	\$0.00	\$250.66	\$8,851.71



## PAGOS

Número de pago	Fecha	Capital	Actualización	Enganche	Adicionales	Total a pagar	Saldo Capital
139	15-08-2037	\$176.90	\$73.76	\$0.00	\$0.00	\$250.66	\$8,674.81
140	15-09-2037	\$178.37	\$72.29	\$0.00	\$0.00	\$250.66	\$8,496.44
141	15-10-2037	\$179.86	\$70.80	\$0.00	\$0.00	\$250.66	\$8,316.58
142	15-11-2037	\$181.36	\$69.30	\$0.00	\$0.00	\$250.66	\$8,135.22
143	15-12-2037	\$182.87	\$67.79	\$0.00	\$0.00	\$250.66	\$7,952.35
144	15-01-2038	\$184.39	\$66.27	\$0.00	\$0.00	\$250.66	\$7,767.96
145	15-02-2038	\$185.93	\$64.73	\$0.00	\$0.00	\$250.66	\$7,582.03
146	15-03-2038	\$187.48	\$63.18	\$0.00	\$0.00	\$250.66	\$7,394.55
147	15-04-2038	\$189.04	\$61.62	\$0.00	\$0.00	\$250.66	\$7,205.51
148	15-05-2038	\$190.62	\$60.04	\$0.00	\$0.00	\$250.66	\$7,014.89
149	15-06-2038	\$192.20	\$58.46	\$0.00	\$0.00	\$250.66	\$6,822.69
150	15-07-2038	\$193.81	\$56.85	\$0.00	\$0.00	\$250.66	\$6,628.88
151	15-08-2038	\$195.42	\$55.24	\$0.00	\$0.00	\$250.66	\$6,433.46
152	15-09-2038	\$197.05	\$53.61	\$0.00	\$0.00	\$250.66	\$6,236.41
153	15-10-2038	\$198.69	\$51.97	\$0.00	\$0.00	\$250.66	\$6,037.72
154	15-11-2038	\$200.35	\$50.31	\$0.00	\$0.00	\$250.66	\$5,837.37
155	15-12-2038	\$202.02	\$48.64	\$0.00	\$0.00	\$250.66	\$5,635.35
156	15-01-2039	\$203.70	\$46.96	\$0.00	\$0.00	\$250.66	\$5,431.65
157	15-02-2039	\$205.40	\$45.26	\$0.00	\$0.00	\$250.66	\$5,226.25
158	15-03-2039	\$207.11	\$43.55	\$0.00	\$0.00	\$250.66	\$5,019.14

## PAGOS

Número de pago	Fecha	Capital	Actualización	Enganche	Adicionales	Total a pagar	Saldo Capital
159	15-04-2039	\$208.84	\$41.82	\$0.00	\$0.00	\$250.66	\$4,810.31
160	15-05-2039	\$210.58	\$40.08	\$0.00	\$0.00	\$250.66	\$4,599.73
161	15-06-2039	\$212.33	\$38.33	\$0.00	\$0.00	\$250.66	\$4,387.40
162	15-07-2039	\$214.10	\$36.56	\$0.00	\$0.00	\$250.66	\$4,173.30
163	15-08-2039	\$215.88	\$34.78	\$0.00	\$0.00	\$250.66	\$3,957.42
164	15-09-2039	\$217.68	\$32.98	\$0.00	\$0.00	\$250.66	\$3,739.73
165	15-10-2039	\$219.50	\$31.16	\$0.00	\$0.00	\$250.66	\$3,520.24
166	15-11-2039	\$221.33	\$29.33	\$0.00	\$0.00	\$250.66	\$3,298.91
167	15-12-2039	\$223.17	\$27.49	\$0.00	\$0.00	\$250.66	\$3,075.74
168	15-01-2040	\$225.03	\$25.63	\$0.00	\$0.00	\$250.66	\$2,850.71
169	15-02-2040	\$226.91	\$23.75	\$0.00	\$0.00	\$250.66	\$2,623.81
170	15-03-2040	\$228.80	\$21.86	\$0.00	\$0.00	\$250.66	\$2,395.01
171	15-04-2040	\$230.70	\$19.96	\$0.00	\$0.00	\$250.66	\$2,164.31
172	15-05-2040	\$232.62	\$18.04	\$0.00	\$0.00	\$250.66	\$1,931.68
173	15-06-2040	\$234.56	\$16.10	\$0.00	\$0.00	\$250.66	\$1,697.12
174	15-07-2040	\$236.52	\$14.14	\$0.00	\$0.00	\$250.66	\$1,460.60
175	15-08-2040	\$238.49	\$12.17	\$0.00	\$0.00	\$250.66	\$1,222.11
176	15-09-2040	\$240.48	\$10.18	\$0.00	\$0.00	\$250.66	\$981.64
177	15-10-2040	\$242.48	\$8.18	\$0.00	\$0.00	\$250.66	\$739.16
178	15-11-2040	\$244.50	\$6.16	\$0.00	\$0.00	\$250.66	\$494.66

## PAGOS

Número de pago	Fecha	Capital	Actualización	Enganche	Adicionales	Total a pagar	Saldo Capital
179	15-12-2040	\$246.54	\$4.12	\$0.00	\$0.00	\$250.66	\$248.12
180	15-01-2041	\$248.12	\$2.07	\$0.00	\$0.00	\$250.19	\$0.00
		\$28,452.08	\$11,110.85	\$3,161.34	\$12,000.00	\$54,724.27	