

KAHAL Ownership Trust: Simplified

1. What is the purpose of the ownership trust?

The trust ensures legal security for your unit at KAHAL. By creating an irrevocable trust, we guarantee ownership and simplify the process for future transfers or sales, while adhering to Mexican law.

2. Who are the key parties involved?

- **Promisor Trustor:** The developer who establishes the trust.
 - **Promisor Beneficiary:** You, the buyer and ultimate owner of the unit.
 - **Fiduciary Institution:** A trusted financial institution that manages the trust and ensures compliance.
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3. What rights do I have as the owner?

You'll have full ownership rights, including:

- Participation in condominium assemblies.
 - Voting rights on community matters.
 - The ability to transfer, sell, or inherit your unit.
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4. How does the payment process work?

Payments are tied to construction milestones:

- **50% Initial Deposit:** Secures your unit.
 - **30% Milestone Payments:** Divided across construction progress.
 - **20% Final Payment:** Upon completion and your approval after the quality walkthrough. Missed payments may result in penalties or delays.
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5. Can I transfer or sell my unit in the future?

Yes. You can transfer ownership with prior approval from the fiduciary institution. Specific fees and permissions apply, and our team will assist you throughout the process.

6. What legal protections does the trust offer?

The trust complies with all Mexican real estate laws and includes:

- **Force Majeure Protections:** Covers unexpected delays.
- **Insurance Coverage:** For construction-related risks.
- **Clear Title Assurance:** Ensures no ownership conflicts.

7. When will my unit be delivered?

Your unit will be delivered after final construction and a quality assurance walkthrough. You'll approve the condition before making the final payment.

8. What happens if obligations aren't fulfilled?

Failure to meet obligations (like payments) may result in termination clauses being activated. This ensures the trust's integrity and protects all stakeholders.

9. Who handles official communications?

All official notices and communications will go through the fiduciary institution. Our team will provide regular updates on progress and any necessary documentation.

10. Why is a trust used for ownership?

Using a trust simplifies ownership under Mexican law, especially for foreign buyers. It ensures your rights are protected and provides a seamless ownership experience.