



1 EXPLORE THE PROJECT

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



www.thewavebaja.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:

Escénica Ensenada – Tijuana Km 18+483,
8671, 22560 Tijuana, 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*)