MUNDO URBANO

REQUIREMENTS CHECKLIST · LEASING

Guarantor with real estate

Individual or company · with a legal lease policy

When the guarantee is a guarantor (fiador), the property offered as collateral is reviewed in addition to the person. It must be free of liens, located in Mexico City or its metropolitan area, and have a reasonable value in proportion to the rent.

THE PROPERTY OFFERED AS COLLATERAL

- [ ] **Deed** with Public Registry recording stamps, free of liens, or deed of mortgage cancellation.
- [ ] **Property tax bill** and latest payment.
- [ ] **Proof of address** of the property.

IF THE GUARANTOR IS AN INDIVIDUAL

- [ ] **Valid official ID.** If a foreign national, their immigration document.
- [ ] **Current proof of address.**
- [ ] **Marriage certificate.** If married under community property, the spouse's ID is required and both sign the lease. If widowed, the will or the probate ruling.
- [ ] **Tax status certificate** (Constancia de Situación Fiscal), current.
- [ ] **Guarantor application**, filled in and signed (form in Spanish).

IF THE GUARANTOR IS A COMPANY

- [ ] **Articles of incorporation** with Public Registry recording stamps.
- [ ] **Notarized power of attorney** of the legal representative with powers of disposition, and their official ID.
- [ ] **Tax status certificate**, current.
- [ ] **Guarantor application for companies**, filled in and signed.

> The policy includes the review of the certificate of freedom from liens; if you already have one, you may share it (no more than one month old).
>
> The guarantor's background check takes 3 to 5 business days.

If you have questions about any document, your agent is with you throughout the process.