AMPI - Rosarito

Developer Checklist

Phase 1 - Preconstruction		Phase 2 - Construction		Phase 3 - Delivered	
No right to use AMPI LOGO		**Right to use AMPI LOGO**		**Right to use AMPI Logo**	
1	Feasibility Study	1	Regimen de Condominium	1	Permit to sell by Municipality
2	Approval from City of Master Plan	2	Permits	2	Instruction Letter
3	Deed to the property	3	Plans and Specification	3	Delivery of Deed/Trust
4	No Lien Certificates	4	Escrow - All Funds Held until delivery	4	Clave Catastrales Individuales
5	Water / Sewer / Electicity - Plan	5	Escrow - Performance Bond	5	Trust w/ Guarantia Hipotecaria
6	Articles of Incorporation for developer	6	Escrow - Fund Control	6	70% Construction Completed
7	Reservation Agreement	7	Developer Financing	7	Confirmation of Warranty Period for Unit and Development
8	Title Search/Commitment Letter	8	Purchase Agreement and Payment Plan	8	Final Walk through and Punchlist Required
9	Master Reservation Escrow Account	9	Construction Calendar		
10	Performance Bond	10	Federal Zone Consession in process		
11	Seller/Developer's Resume w/ legal address & References	11	Master Title Policy		
12	Compensation Plan for Buyer's Agent (Time/Percentage)	12	Letter from Construction lender about the process to remove the lien		
13	Master Development Plan (Buildings, Units, Floorplans, Fire System, Amenities)	13	Rental Regulations for Owners		
14	Building Materials "Standards" List	14	Fees for Assignment of Rights		
15	Builder's Warranty Period				
16	Status of Construction Permits (C1-C5 or F1-F5)				

For more information contact us or call us at (619) 272-3316 or visit our website www.victorloza.com

All documentation will be kept on file at the AMPI Rosarito office and will be made available to any member that would like to review the documentation