

MEXHOME

*Let's Find*

\_\_\_\_ Your Place In \_\_\_\_

San Miguel de Allende  
Mexico

## MEET LESLEY B FAY



### Lesley B Fay MexHome San Miguel

Hidalgo 52A, Centro Historico  
San Miguel de Allende, Mexico  
[www.mexhome.com](http://www.mexhome.com)  
[lesley@mexhome.com](mailto:lesley@mexhome.com)  
WhatsApp & Cell: +52 415 139 6020  
Office: +52 415 152 4057

Lesley Fay brings together real estate expertise, design perspective, and a thoughtful approach to how people truly live in their homes.

Lesley's background spans international service, culinary arts, restaurant ownership, and interior design including curated showrooms in San Miguel de Allende.

This multi-faceted experience ensures buyers receive thoughtful advice beyond the transaction, focusing on how a home will feel and function for years to come.

## Why work with Lesley?

Yes, Lesley's a pleasure to work with—and clients often become friends—but that's only the beginning. Having lived in San Miguel de Allende for over 14 years, Lesley has witnessed its evolution firsthand, giving her a nuanced understanding of its neighborhoods, character, and opportunities. She brings a sophisticated blend of market expertise, design sensibility, and local insight.

Lesley knows that buying here is not simply a transaction; it's the curation of a life, a home, and a sense of belonging in one of the world's most distinctive places.

**“Beauty, harmony, and heart”**

is not just a phrase –

**It is a practical lens for selecting the right home.**

**MEXHOME**

## MEET MARIO EDUARDO



### Mario Eduardo Ortiz Correa Real Estate Advisor

Hidalgo 52A, Centro Historico  
San Miguel de Allende, Mexico  
www.mexhome.com  
mario@mexhome.com  
WhatsApp & Cell: +52 415 105 0404  
Office: +52 415 152 4057

Mario Eduardo Ortiz Correa is a San Miguel de Allende–based attorney specializing in corporate law, real estate, and preventive legal strategy. As founder of MO | Business, Law & Compliance and a realtor with MexHome Real Estate, he helps investors and expatriates structure, protect, and execute secure property transactions in Mexico.

Known for his strategic approach, he turns complexity into clarity while reducing risk and safeguarding assets.

## MEET CINTHYA ISABEL



### Cinthya Isabel Herrera Damian Office Manager

Hidalgo 52A, Centro Historico  
San Miguel de Allende, Mexico  
www.mexhome.com  
cinthya@mexhome.com  
WhatsApp & Cell: +52 415 118 9839  
Office: +52 415 152 4057

Cinthya Isabel Herrera Damian studied Business Administration in Tourism and brings over 18 years of customer service experience, including extensive work in the hotel industry. Her background in management, administration, and client care allows her to provide personalized, attentive service to every client.

She currently serves as Office Manager for MEXHOME in San Miguel de Allende.

# INTRODUCTION TO SAN MIGUEL

Purchasing property in San Miguel de Allende offers a unique opportunity—whether you are seeking a full-time residence, a vacation retreat, or a strategic investment.

The buying process in Mexico differs from many other countries, and understanding these differences is key to a smooth and successful experience.



This guide is designed to walk you through each step with clarity and confidence, so you can make informed decisions and enjoy the journey.

Understanding your property needs in San Miguel de Allende is our key to ensuring a smooth and successful experience for you.

To receive property listings tailored to your preferences, simply scan the QR code on the back page or go to [www.lesleybfay.com/buyer-questionnaire](http://www.lesleybfay.com/buyer-questionnaire) and complete the short form. Once submitted, you'll receive personalized property updates via email or WhatsApp.

## STEP 1 | BEFORE BEGINNING YOUR SEARCH

Before beginning your search, we take time to clearly define your objectives.

- Will this be a full-time home, part-time residence, or investment property
- What lifestyle are you seeking: walkable, quiet, gated or social?
- What are your must-haves vs. nice-to-haves?

## STEP 2 | UNDERSTAND YOUR BUDGET

A well-defined budget keeps your search realistic and stress-free.

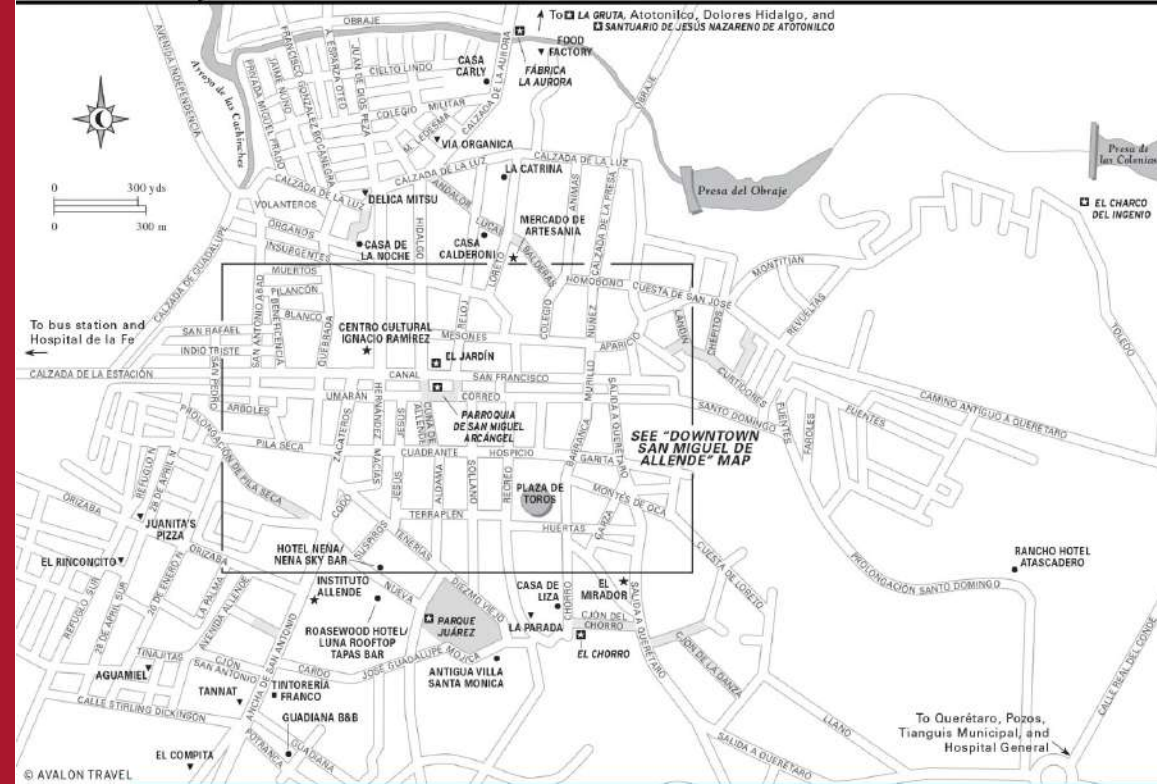
- Purchase price range.
- Closing costs (typically 5–7%)
- Annual property taxes and maintenance (minimal in Mexico)
- HOA fees (if applicable)

## STEP 3 | START YOUR SEARCH

With your goals and budget defined, we begin the search.

- Customized property matches
- Access to off-market opportunities
- Insight into pricing and market trends
- Private and guided showings

## San Miguel de Allende



# UNDERSTANDING SAN MIGUEL

San Miguel de Allende, located in the central highlands of Mexico, has a rich history that blends indigenous roots, colonial influence, and modern cultural significance.

Originally, the area was inhabited by indigenous groups such as the Otomí. In 1542, Spanish monk Fray Juan de San Miguel founded the settlement as San Miguel el Grande, establishing it as a mission to convert local populations and as a stop along the silver trade route between Zacatecas and Mexico City.

During the late 18th and early 19th centuries, San Miguel became a key site in Mexico's fight for independence. One of its most famous residents, Ignacio Allende, was a leading figure in the independence movement alongside Miguel Hidalgo. After independence was achieved in 1821, the town was renamed San Miguel de Allende in his honor.

Following the war, the city experienced economic decline, but its well-preserved colonial architecture remained intact. In the 20th century, particularly after World War II, San Miguel attracted artists, writers, and expatriates—helped by the founding of institutions like the Instituto Allende and Escuela de Bellas Artes—which revitalized the town as a cultural hub.

Today, San Miguel de Allende is known for its vibrant arts scene, historic charm, and international community. In 2008, it was designated a UNESCO World Heritage Site, recognizing both its architectural heritage and its role in Mexico's independence. It remains one of Mexico's most beloved destinations for visitors and expats alike.

**Each neighborhood offers a distinct lifestyle. Choosing the right colonia is just as important as choosing the right home.**



## — **ALCOCER**

Alcocer is growing area on the southeastern edge of town known for newer developments and gated communities.

## — **ATASCADERO**

Atascadero is one of San Miguel's most established and prestigious neighborhoods, featuring large lots, mature trees, and quiet streets just minutes from Centro.

## — **ATOTONILCO**

Atotonilco is a peaceful rural area about 15 minutes from town, known for larger properties, open space, and the historic Santuario de Atotonilco.

## — **AZTECA**

Colonia Azteca is a centrally located neighborhood offering convenient access to Centro and major commercial areas. Azteca appeals for full-time residents.

## — **BALCONES**

Balcones offers sweeping views of the city, mountains and sunsets.

## — **CENTRO HISTÓRICO**

The cultural heart of San Miguel, offering colonial charm, vibrant lifestyle, and excellent walkability.

## — **FRACC LAS ALAMEDAS**

Fracc. Las Alamedas is a semi-planned, quite, practical and affordable neighborhood.

## — **GUADALUPE**

Guadalupe is a vibrant, bohemian colonia known for colorful murals and a creative community within walking distance of Centro.

## — **GUADIANA**

Guadiana is a quiet, tree-lined neighborhood within walking distance to Centro, offering a peaceful residential feel.

## — **JALPA**

Jalpa is a rural community known for open landscapes, ideal for those seeking land and a countryside setting.

## — **LINDA VISTA**

Linda Vista is a hillside area offering panoramic views and a tranquil atmosphere, appealing to buyers seeking privacy.

## — **LOS ARCOS**

Los Arcos is a mix of traditional and contemporary homes below Atascadero, with fabulous views.

## — **LOS FRAILES**

Los Frailes is a well-established neighborhood with wide streets and larger lots, known for its suburban feel.

## — **MALANQUÍN**

A gated golf community offering security, mature landscaping, and access to club amenities.

## — **MEXIQUITO**

An emerging area gaining attention for affordability and growth potential close to Centro.

## — **OBRAJE (EL OBRAJE)**

Located just a short walk from Centro, Obraje is a transitional neighborhood blending traditional homes with newer development. Its proximity and ongoing growth make it attractive for full-time living.

## — **OJO DE AGUA**

A highly sought-after neighborhood within walking distance of Centro, known for its charm and quiet streets.

## — **OLIMPO**

A small central neighborhood near key landmarks, offering colonial charm and proximity to Centro.

## — **OTOMI (EQUESTRIAN )**

A premier equestrian-focused community with stables, riding facilities, and open landscapes, combined with modern homes and resort-style amenities.

## — **PROVIDENCIA**

A practical residential neighborhood with good access to shopping and main roads, offering affordability.

## — **SAN ANTONIO**

A popular neighborhood with a strong expat presence, known for walkability, cafés, and a lively community.

## — **SAN FELIPE NERI**

A historic, centrally located area near the Oratorio church, offering colonial charm and authentic character.

## — **SAN RAFAEL**

A convenient residential neighborhood with a mix of traditional and updated homes, appealing for accessibility and value.

## — **SANTA JULIA**

A growing residential area with a mix of older homes and new construction, offering practicality and value.

## — **VALLE DE LOS SENDEROS**

Valle de los Senderos is a 125-hectare master-planned community with a focus on sustainable lifestyle.

## — **VENTANAS**

An upscale gated golf community with security, views, and resort-style amenities, ideal for a lock-and-leave lifestyle.

## STEP 4 | MAKING AN OFFER

When you find the right property, the next step is submitting an offer. In Mexico, an accepted offer becomes legally binding. Your offer includes:

- Purchase price
- Inclusions/exclusions
- Deposit (typically ~10%)
- Conditions (inspection, contingencies)
- Closing timeline
- Notary selection

## STEP 5 | NEGOTIATION

After submission, three outcomes are possible:

- Offer accepted
- Counteroffer
- Offer rejected

## STEP 6 | DUE DILIGENCE & INSPECTION

A home inspection is strongly recommended:

- Identifies potential issues
- Clarifies property condition
- Provides negotiation leverage

**Additional due diligence includes:**

- Title verification by MexHome
- Utilities and infrastructure checks
- Permit and construction review

## STEP 7 | CLOSING THE TRANSACTION

In Mexico, a Notario Público oversees the closing. Key steps:

- Title preparation
- Payment of taxes and closing costs
- Document review
- Signing of the deed

The Notario Público is a government-appointed attorney responsible for ensuring the legality of the transaction and protecting both buyer and seller. Ownership is officially transferred upon completion.

## STEP 8 | TAKING POSSESSION

Once closing is complete, you take possession of your property. Next steps:

- Transfer utilities
- Arrange property management if needed
- Prepare for occupancy or rental

## TYPICAL TIMELINE

---

- Offer accepted: Day 0
- Due diligence: 2–3 weeks
- Closing: 30–60 days

Remember, we love the relaxed feeling of Mexico; patience is essential.

# LIVING IN SAN MIGUEL WITH PETS

San Miguel is a pet-friendly town. You will meet lots of friends by walking your dog or cat or even a duck. When bringing pets into Mexico, clients should travel with a recent health certificate, current rabies documentation, and airline-approved carriers.

San Miguel offers excellent veterinary care at lower cost than the U.S. with many English-speaking professionals.

## Common requirements when traveling with pets:

- Rabies vaccination proof
- Basic vet records

Airlines may require a health certificate even if Mexico does not. Once you arrive, a local vet relationship and a well-secured home setup helps settle quickly and comfortably.

## Pet Relocation Checklist

- Schedule vet visits shortly before travel and gather health documents.
- Confirm airline requirements and reserve pet space early.
- Use a properly sized approved carrier and keep copies of documents.
- On arrival, present documents for inspection.

There is excellent pet boarding and many pet sitters throughout San Miguel.



# SAFETY IN SAN MIGUEL

San Miguel de Allende is widely considered one of the safest cities in Mexico, particularly for expats and visitors.

Day-to-day life is comfortable and secure, with most concerns limited to petty theft in busy areas. Using common-sense precautions—such as avoiding displaying valuables and securing your home—goes a long way.

**San Miguel offers a high quality of life with a level of safety that allows residents to feel comfortable, relaxed, and at home.**

## READY TO BEGIN?

Whether you're just starting to explore or ready to make a move, we're here to guide you every step of the way.

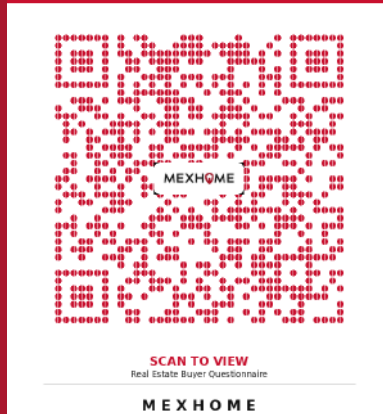
### **MexHome San Miguel Offers:**

- Personalized property searches tailored to your needs
- Private showings and individual tours
- Full access to MLS listings for comprehensive property viewings
- Exclusive pocket listings not publicly advertised
- Trusted legal and financial guidance throughout the process
- Deep local expertise and market knowledge

*Let's Find* Your Place in San Miguel.



# MEXHOME



Scan this code or visit:  
[www.lesleybfay.com/buyer-questionnaire](http://www.lesleybfay.com/buyer-questionnaire)  
to complete the real estate buyers questionnaire.

✉ [lesley@mexhome.com](mailto:lesley@mexhome.com)

🌐 [www.mexhome.com](http://www.mexhome.com)

☎ +52 415 152 4057

