



PGA™

MEXICO - COUNTRY FACT SHEET

▶ GENERAL INFORMATION

Climate & Weather	15 - 30 Celsius.	Time Zone	GMT-5
Language	Spanish.	Currency	Mexican Peso (MXN).
Religion	Mostly Catholic.	International Dialing Code	+52
Population	122,000,000 (2013).	Internet Domain	.com.mx
Political System	Democratic Republic.	Emergency Numbers	066
Electricity	NEMA 1-15, NEMA 5-25. 127 - 200 V. 60 Hz.	Capital City	Mexico City.
What documents required to open a local Bank Account? Can this be done prior to arrival?	Common documents required are: <ul style="list-style-type: none"> • Proof of Address. • Resident Credential. • Contact information No, resident credential is needed to open a bank account.	Please confirm how salaries are paid? (eg monthly directly into a Bank Account)	Depends on the company, most common is "Quincena", 15th and last day of each month.



PGA™

➤ GENERAL INFORMATION

Culture/Business Culture	Business environments are formal. People are friendly and enjoy speaking with different people. Customer service is very important and ensuring the customer is happy.
Health care/medical treatment	Public Hospitals are not recommended. Private hospitals and doctors will provide any assistance.
Education	Public schools are not recommended in Mexico. Most expatriate families attend private schools or international schools. Public universities however are recommended.
Utilities	Utilities are not usually included in the rent. Most landlords will ask for the main services to be kept in their name and the tenant pays the bill. They can be paid at banks, supermarkets, or by credit card. Generally, telephone, internet, and television services are requested separately under the tenant's name.
Food & Drink	Natural, organic foods are available everywhere. Mexican food is known for its spice. It is very important to ask before ordering the level of spice in each dish.
Leisure/Entertainment/Sport	Soccer is the main sport in Mexico, several tournaments, stadiums and teams play during the year. Several areas close to major cities offer activities such as water skiing, horse riding, hiking, motocross, zip lining, amusement parks, etc.
Security	Gated communities or 24 hour security buildings are recommended. Behavior modification when in Mexico is also important to keep and mind.
Driving	Driving in Mexico is not recommended until the person has better knowledge of the area. Traffic can be very heavy especially in major cities like Mexico City.
Public Transport	Public transportation is not recommended until the assignee has further knowledge of the city, language, and customs.
Taking Pets	Customs will require a letter from the VET stating that the pet has all vaccines, health, general information, etc. It's also important to confirm any specification with airline.



➤ GENERAL INFORMATION

Expats Groups	New Comers Club Inter-nations
Cost of Living	Cost of living will depend on one's lifestyle which can be costly or inexpensive.
How much is 1 litre milk:	- \$1 USD/liter of milk
A loaf of bread:	- \$2 USD/loaf of bread
1 litre of petrol:	- \$52 USD /liter of petrol

➤ HOUSING AND TENANCY INFORMATION

Do expats tend to live in specific areas/ compounds or standalone properties throughout the city?	We generally see both depending on if the expat is single or has a family
How long does it take between finding and securing a property?	It depends upon negotiations with the landlord, lease review time needed to approve the contract and how payments are managed. The average time to secure a property is 2 to 3 weeks.
How many days face to face home search package without any unforeseen problems are required for	Single 2 - 3 days Couple 3 - 4 days Family 3 - 6 days
Please advise availability of Furnished and Unfurnished properties and please advise what is normally included in Furnished and Unfurnished (eg. Carpets, curtains etc)	Furnished and Unfurnished properties are available but the amount of options will depend on location. Furnished properties could include refrigerator, washer, dryer, microwave, beds, curtains, tables, chairs, paintings, carpets.
What is the length of a normal tenancy agreement?	12 months.
When are rental payments due?	Monthly <input checked="" type="checkbox"/> Quarterly <input type="checkbox"/> Yearly <input type="checkbox"/> Other <input type="checkbox"/> Explain when other:



PGATM

➤ HOUSING AND TENANCY INFORMATION

What is normally the term to give notice?	30 day's notice
What are usually the tenancy renewal terms?	30 day's notice. Amount increment according to inflation rate
What break clauses are generally available e.g. business/diplomatic, and what time scale can notice be given eg. 2 months after 6 months	30 day's notice with no penalty. If penalty is required it will be 1 or 2 months penalty only applicable for the first year of the lease.
Is a deposit paid and how much will this be? Who holds the deposit and how is this protected?	1 - 2 months of rent, the contract states the terms for security deposit return. Landlords will keep the deposit.
In what name can the tenancy agreement go? Eg. Individual, company	Both.
When a property has been found - does a holding deposit has to be paid and how much? Will this secure the property	No, we don't recommend "holding deposits" since there is no assurance of getting the money back if the negotiations are cancelled.
What information does a tenant or occupier need to provide before being able to secure the property eg. References, employer's reference, ID copies	Employment letter, ID, references.
Can properties be taken and rent paid at any time of the month or only on the 1st of the month?	Yes but the norm is 1st or 15th of the month.
Are rents paid in currency of the country	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is short term accommodation available?	Yes.
During tenancy who normally manages the property?	Tenant.
Are there any broker/government/agency fees to be paid	Yes, realtor's commission paid by the landlord, equal to 1 month's rent.
Any other cost that client should be aware of when taking on a property? Such as tenancy preparation charges, government and service charges	If the company does not serve as guarantor, the landlord will require another form of guarantee. Typically an insurance bond is used which is a percentage of the monthly rent.



PGA™

➤ HOUSING AND TENANCY INFORMATION

Are tenancy agreements in English?

No, they are in Spanish however some tenants have the leases translated or we provide a lease summary form with the key points of the lease

➤ OTHER SERVICES

Is Rental furniture available?

Yes, it is available.

Is there any information you wish to share with us?