



Important Purchase Information

1. International and domestic flight access to Playa Bejuco and Pacifica Village

Juan Santa Maria International airport is located 2 hours away in San Jose travelling on a well maintained paved road. Playa Bejuco and Pacifica Village is conveniently located 20 minutes from Manuel Antonio / Quepos domestic airport.

Important U.S. airlines flying to Juan Santa Maria International Airport:

- Delta Airlines
- United Airlines
- American Airlines
- Continental Airlines
- Sprint Airways
- Taca Airlines

2. Ownership of property in Costa Rica

All Pacifica Village villas and condominiums are individual titled units. When purchasing and owning titled real estate in Costa Rica, foreigners have the same legal rights as Costa Ricans.

3. Purchase Process

Land America-Commonwealth Title of Central America and COMMONWEALTH LAND TITLE INSURANCE COMPANY will be the Escrow Agent of Pacifica Village.

– Step 1: Buyer Makes Unit Reservation

Buyer signs reservation and escrow agreement forms and provides a fully refundable deposit for \$5,000. Money will be held by Land America-Commonwealth Title of Central America in an escrow sub-account under name of purchaser. Reservation deposit will be held for up to 15 business days and if not converted into a Purchase Agreement will be returned to prospective buyer and unit will become available for sale again.

– Step 2: Purchase & Sale Agreement Execution

Buyer signs Purchase & Sale Agreement and makes applicable deposit (30% of purchase price) directly to Land America-Commonwealth Title of Central America. Money will be held by Land America-Commonwealth Title of Central America in an escrow sub-account under name of purchaser. Once Purchase & Sale Agreement is signed deposit remains refundable except five percent (5%) of unit price.

– Step 3: Construction Advances Payments

Following a formal assessment and confirmation of construction advances, Purchaser shall pay directly to Land America-Commonwealth Title of Central America according to the following Schedule.

- Twenty percent (20%) of the PURCHASE PRICE upon all permits approval. In this stage all monies are non-refundable and are advanced towards construction.
- Thirty percent (30%) of the PURCHASE PRICE upon installation of the roof.
- Twenty percent (20%) of the PURCHASE PRICE upon closing and final inspection minus reservation deposit.

– Step 4: Final Inspection & Closing

Final Inspection walk-through is done and any pending construction items resolved. Closing and transfer of property is executed via Pacifica Village chosen notary.



4. Closing costs, transfer taxes, property taxes, and other fees

Pacifica Village property will be conveyed to buyers by transfer of individual title ownership. Each individual property is registered under a Costa Rican Corporation as this facilitates transfer of property and provides tax advantages for the buyer upon reselling at future dates. Our sales personnel and our Attorney can provide you with detailed information about this.

Approximate closing costs include:

- Land transfer taxes and registry stamps: 2.33% of purchase price
- Notary fees: 1.25% of purchase price
- Estimated total transfer costs: 3.58% of purchase price

Yearly property taxes are 0.25 % of the property value, payable on a quarterly or annual basis.

5. Title Insurance

Title insurance is not required by law in Costa Rica but Pacifica Village provide this guarantee via Land America-Commonwealth Title of Central America. Title Commitment and Title Guarantee will be issued by Land America-Commonwealth Title of Central America.

6. Financing

Qualified Pacifica Village buyers have several financing options through local banks. Our sales staff can provide you with detailed information about these programs and can refer you to the appropriate bank representative for specific loan requests.

7. Reassignment of purchase agreement or resale of property prior to closing

Purchase And Sale agreements can not be reassigned and property cannot be sold to another buyer prior to closing without the developer's written approval.

8. Resale of Pacifica Village Property

Sellers may choose to sell their property through the Pacifica Village sales office by paying a 6% commission, or they may list their unit with an outside real estate broker.

We recommend using Pacifica Village Office which is visited daily by highly qualified prospective buyers, and where our specially trained sales personnel can help you market your unit to obtain the highest possible resale value.



9. Homeowners association and property management fees

A homeowner's condominium association and by-laws will be created at Pacifica Village. At this time the by-laws are being finalized and will be distributed as soon as they become available.

A professional management services firm will be hired to administer the property and a monthly maintenance fee will be charged to every homeowner. The monthly maintenance fee will be paid based on the unit you are purchasing: \$150 to \$200 for the condominiums and \$200 to \$250 for the villas. These costs are estimates and may vary according to the final budget prepared by the management company and/or decisions made by the homeowners association.

This fee includes general administration, guarded/gated security, professional gardening and landscaping, common areas cleaning & maintenance, pool maintenance and unit AC maintenance. Common areas electricity, and other unexpected general property costs. This fee does not include the specific Unit electricity, telephone, cable TV and internet service

10. Pacifica Village rental program for owners

Pacifica Village will offer a professional on-site rental program for villa and condominium owners. The rental program manager can help homeowners rent out their unit at market prices and will take care of cleaning, internal maintenance and other logistics needed to convert the unit into a rental producer. Rental program companies usually charge a management and marketing fee totalling between 15%-20% of the gross rent generated by the unit.