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Stewart Title Guaranty de México provides the security you need to confidently buy real estate in Mexico.



Stewart Title Guaranty de México

Since 2001, Stewart Title Guaranty de México, S.A. de C.V. (STGMEX) has been issuing title policies crafted to address the intricacies of Mexico's real estate law while providing global customers with a familiar format of insuring provisions. STGMEX is a wholly owned subsidiary of Stewart Title Guaranty Company, and the first Mexican title insurance underwriter licensed by the Comisión Nacional de Seguros y Fianzas of Mexico to issue title policies in Mexico.

STGMEX has developed unparalleled underwriting expertise covering Mexico's unique title risks. Headquartered in Mexico City, STGMEX provides policies throughout Mexico to a wide range of customers including developers, lenders, real estate funds and foreign investors.

Why Stewart in México?

- Most comprehensive and complete title insurance policy available
- More than 116 years experience in the industry
- Economic security for your investment
- Complements the Mexican notary public services and public registry systems
- Provides an essential component for mortgage securitization
- Services are offered to local national and foreign investors
- Network of service providers nationwide
- Single point of contact worldwide

Title Insurance

One of the most important aspects of protecting a real estate investment is ensuring that the title to the property is in the correct order. STGMEX's title insurance policies protect your ownership rights of the property by guarding against unknown and hidden risks that may cause you loss or affect your ownership rights. Property titles can be limited by rights and claims asserted by others; an STGMEX title insurance policy protects your rights.



Title insurance is an essential product for developers, financial institutions, investors, homeowners and all entities taking part in real estate transactions.



Increasingly, issues such as title fraud, identity theft and errors in the public registry are leaving owners and lenders exposed to potentially expensive and time consuming litigation or even worse, loss of part or all of their rights or interests in a property. Real estate transactions involve elements of risk. Stewart Title Guaranty de México's title insurance policies provide protection for many of these risks.

Underwriting

Through conducting a rigorous title investigation, STGMEX develops a detailed summary of a property's title, often dating to the title's origin. Utilizing the detailed investigation, STGMEX's underwriters assess the insurability of the property's title and then insure policy-holders against potential losses resulting from facts or laws.

Types of matters typically covered include:*

- Invalid documents executed under expired/non-existent power
- False assumption of identity concerning the legitimate property owner
- Liens and financial burdens charged to the previous property owner
- Hidden heirs or previous owners

The thorough nature of the title investigation and the risk assumption by STGMEX gives policy-holders an unparalleled level of protection from losses associated with a property's title.

Legal Defense Coverage

In addition, STGMEX provides for the defense of the title to an insured property at its own cost in the local courts. STGMEX will defend your title against covered third party claims, even if the claim turns out to be meritless.*

STGMEX provides a combination of knowledge and experience in title insurance, combined with vision and years of international experience. Stewart has issued owner's and lender's policies to developers, financial institutions and investors to strengthen and provide economic security and financial stability to real estate transactions throughout the world.

Because of the experience and knowledge of the Mexican market, we are certain that purchasing title insurance will enhance real estate transactions in Mexico.

* This brochure provides information of a general nature. Refer to your policy for specific coverage details.

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English Translation

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