Rent vs. Buy in Mexico — Quick Worksheet

Use this printable worksheet to compare renting and owning over your planned stay. Keep assumptions conservative and document sources (agent quotes, notario estimates, HOA budgets).

Inputs

Years planned in Mexico	____________________
Monthly rent (MXN) Year 1	____________________
Expected rent inflation (annual %)	____________________
Purchase price (MXN)	____________________
Down payment (%)	____________________
Closing costs (% of price)	____________________
Mortgage interest (annual %)	____________________
Mortgage term (years)	____________________
HOA dues (MXN/month)	____________________
Predial (MXN/year)	____________________
Home insurance (MXN/year)	____________________
Maintenance (% of price per year)	____________________
Expected appreciation (annual %)	____________________
If renting short-term: nightly rate (MXN)	____________________
Expected occupied nights per year	____________________
Mgmt + platform fees (% of STR revenue)	____________________

Five-minute break-even

1) Upfront to buy	Down payment + closing costs .... ______________
2) Annual owner costs	HOA + predial + insurance + maintenance .... ______________
3) Rent alternative	Annual rent (with inflation) .... ______________
4) Compare	Owner costs minus rent each year = payback toward upfront .... ______________
5) Horizon check	If upfront is recovered within your planned stay, buying can win. If not, rent.

Owner-specific notes

Fideicomiso (if coastal/border): setup + annual fee .... ____________________
HOA special assessments (past 3–5 yrs) .... ____________________
Insurance scope (hurricane/quake/flood) .... ____________________
Title, liens, permits, HOA minutes reviewed? .... ____________________

Renter-specific notes

Póliza jurídica or fiador secured?	____________________
Early-exit clause and penalty cap in writing	____________________
Utilities tested (internet/electric/water/gas)	____________________
Move-in inventory with photos and meter readings	____________________

Decision frame (locals' rule of thumb)

• Under 2 years: Rent. • 3–5 years: Rent unless you know the exact block/building and can carry surprises. • 5+ years with stable income and a specific neighborhood: Buy if break-even works and due diligence is clean.

This worksheet is for planning only. Verify legal and tax specifics with a notario público and a qualified tax advisor.