



PROPERTY RISK REPORT

Lot 22, Uvita, Puntarenas, Costa Rica

Client reference **CD-SAMPLE-0001**

OVERALL RATING

AMBER

Proceed with care

We found items that need clarification or fixing before you commit — an unresolved boundary discrepancy and one outstanding municipal debt. Both are resolvable, but do not sign until they are addressed.

● 4 green ● 2 amber ● 0 red

REPORT DATE

September 1, 2026

PACKAGE

Full Due Diligence

DOCUMENTS RECEIVED

✓ Survey ✓ Title ✓ Zoning ✓ Contract
✓ Paz y Salvo

Executive Summary

AMBER

We found items that need clarification or fixing before you commit — an unresolved boundary discrepancy and one outstanding municipal debt. Both are resolvable, but do not sign until they are addressed.

SECTION	SUMMARY	RATING
Survey / Plano Catastrado	Boundary discrepancy on the eastern edge	AMBER
Title Search / Folio Real	Clean title, matches seller	GREEN
Zoning / Uso de Suelo	Zoned for residential use, no restrictions found	GREEN
Sale Contract	Standard terms, no unusual clauses	GREEN
Outstanding Debts & Paz y Salvo	One outstanding municipal tax balance	AMBER
Environmental & Maritime Setback Check	Outside restricted zones	GREEN

Survey / Plano Catastrado

The registered plano catastrado (survey plan number P-5709264-2022) describes a parcel of 1,610 m², matching the area quoted by the seller. However, the eastern boundary as drawn does not align with the tree line currently marking the property on the ground — a discrepancy of approximately 3.6 meters at its widest point.

This kind of gap is common where a neighboring parcel was resurveyed more recently, or where a natural boundary marker was never updated to match a corrected line. It does not necessarily mean the seller is misrepresenting the property, but it must be resolved before you rely on the tree line as the true boundary.

RECOMMENDED ACTION

Commission a licensed topógrafo to re-stake the boundary against the registered plano catastrado before closing.

RECOMMENDED ACTION

Ask the seller to confirm in writing which boundary — the registered survey or the tree line — they are representing as accurate.

Title Search / Folio Real

Folio Real 3-670192-000 lists the seller as the sole registered owner, with no liens, mortgages, embargoes, or annotations against the property. The registered owner's name and identification match the seller's documentation exactly.

No red flags were found in the title chain — this is a straightforward, clean title.

Zoning / Uso de Suelo

The municipal Uso de Suelo certificate confirms the property is zoned for low-density residential use, consistent with the seller's stated intent for the land. No pending zoning changes or municipal restrictions were found that would affect residential construction.

Sale Contract

The draft sale contract uses standard terms consistent with typical Costa Rican property transactions. Purchase price, deposit, and closing timeline are clearly stated, and no clauses were found that shift unusual risk onto the buyer.

Outstanding Debts & Paz y Salvo

The municipal Paz y Salvo shows an outstanding property tax balance of ₡392,500 (approximately \$740 USD) for the current fiscal year, along with a small overdue municipal services charge. Neither is large, but both must be cleared before the property can be validly transferred with a clean municipal standing.

No other debts, liens, or judicial annotations were found against the property or the seller in connection with it.

RECOMMENDED ACTION

Require the seller to settle the outstanding municipal balance and provide an updated Paz y Salvo dated within 30 days of closing.

Environmental & Maritime Setback Check

The property falls well outside the 200-meter maritime zone (zona marítimo terrestre) and outside any mapped protected or environmentally restricted area. No setback issues were identified that would limit buildable area beyond standard municipal requirements.

Next Steps

1 Resolve the survey boundary discrepancy

Commission a licensed topógrafo to re-stake the eastern boundary against the registered plano catastrado, and get the seller's written confirmation of which boundary is accurate.

Est. time: 2-3 weeks · Est. cost: \$210-380

2 Clear the outstanding municipal balance

Request that the seller settle the outstanding property tax and services balance and provide an updated Paz y Salvo before closing.

Est. time: Before closing · Est. cost: Seller's responsibility

3 Final attorney review

Have your closing attorney review the corrected survey and updated Paz y Salvo alongside the sale contract before you sign.

Est. time: At closing · Est. cost: Included in closing fees

Disclaimer

This report is informational only and does not constitute legal, tax, or financial advice, and does not create an attorney-client or fiduciary relationship of any kind. It reflects our review of the documents provided and publicly available registry records as of the report date above, and is not a guarantee of title or a substitute for independent legal and notarial review before closing. Clara Deeds is not a law firm. This is a sample report created to illustrate our report format and the kind of findings we look for — the property, registry numbers, and figures shown are fictional and do not describe a real transaction.

Questions or need this reissued?

Reply with any questions about the findings in this report — we're happy to clarify anything above.

To request a reissue (for example, if corrected or additional documents become available), email us your client reference, **CD-SAMPLE-0001**, and we'll send an updated version.

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