

FICTIONAL EXAMPLE · NO REAL PROPERTY OR PERSON

HomeFax Report

What the seller paid, what the apartment may be worth, and what you need to resolve before you buy.

PROPERTY		AREA	INCLUDED	REPORT PREPARED
Sample apartment · El Poblado		100 m ²	1 parking	30 Jul 2026 · 10:40 COT
YOUR DECISION IN 60 SECONDS				
OUR ESTIMATED PURCHASE RANGE COP 650M-690M COP 6.50M-6.90M/m ² · medium confidence in the asking-price estimate Not a formal appraisal. We start with current asking prices and apply our standard 8% negotiation adjustment.			SELLER'S ASKING PRICE COP 760M COP 7.60M/m ² · listing checked 28 Jul 2026 Our read: the seller is asking COP 70M-110M more than our estimated range.	
			WHAT THE SELLER PAID IN TOTAL COP 112M COP 102M apartment + COP 10M parking · purchased 18 May 2007 Helpful background for your negotiation, but not proof of what the apartment is worth today or why the seller is moving.	
WHAT ANOTHER APARTMENT HERE SOLD FOR		COP 605M	96 m ² · COP 6.30M/m ² · sold 14 Nov 2024	A useful comparison, but it is older, slightly smaller, and we do not know its floor or interior condition.
BOTTOM LINE				
Do not start from the seller's COP 760M price. We would open at COP 625M-645M. Another apartment in the building sold for COP 605M, and our estimated range is COP 650M-690M. Require the seller to remove the civil trust before closing. We did not inspect the interior; renovation, floor, view, or outdoor space could justify part of the seller's premium.				
PROBLEMS TO RESOLVE BEFORE SIGNING				
ACTION NEEDED		The apartment and parking show an active fideicomiso civil (civil trust). Ask a Colombian lawyer who must sign, how the trust will be removed, and what proof you will receive before you sign the purchase contract.		
NONE FOUND		We did not find an active mortgage or court seizure in the apartment or parking documents. Private debts may not appear there.		
STILL TO CHECK		Unpaid building fees, special charges, meeting minutes, insurance, and the apartment's condition. These require separate documents or professional review before signing.		

DID ALL THREE DOCUMENTS DESCRIBE THE SAME APARTMENT?

Yes. The listing, tax bill, and title documents match.

LISTING PAGE 100 m² · 1 parking Seller asks COP 760M. Location and broker description checked 28 Jul 2026.	PROPERTY TAX BILL (PREDIAL) 99.6 m² · apt + parking Two property numbers. City-assessed value COP 418M. Yearly property tax COP 5.64M.	OFFICIAL TITLE DOCUMENTS 2 documents checked Apartment number SAMPLE-APT and parking number SAMPLE-PKG. Both are fictional.
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WHAT THIS APARTMENT SOLD FOR BEFORE

Previous prices found in the title documents.

DATE	WHAT HAPPENED	APARTMENT	PARKING	COMBINED	NOTES
22 Jun 2004	First recorded purchase	COP 68M	COP 6M	COP 74M	Earliest sale we found after separate title documents were created for the apartment and parking.
18 May 2007	Seller bought apartment and parking	COP 102M	COP 10M	COP 112M	This is what the seller paid: COP 102M for the apartment and COP 10M for parking.
28 Jul 2026	Seller's asking price today	Included	Included	COP 760M	What the seller wants today. This is not a completed sale.

Important: these are the amounts written in the title documents. They may not tell the full financial story, especially when one contract covers the apartment, parking, or other property together.

MORTGAGES AND LEGAL RESTRICTIONS

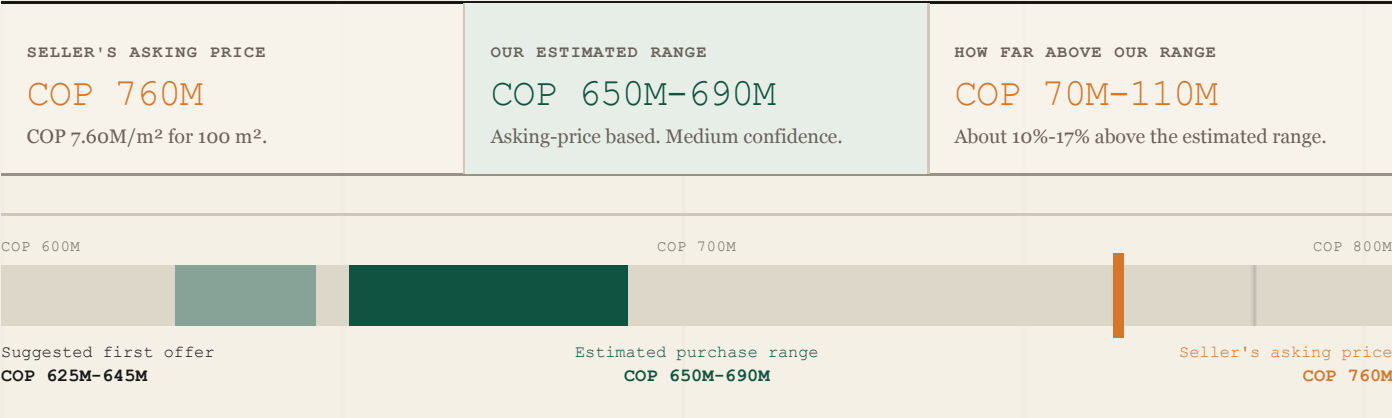
What must be cleared before you buy.

ACTION NEEDED	A fideicomiso civil (civil trust) has appeared on both title documents since 9 Sep 2019. Ask a Colombian lawyer who must sign, how the trust will be removed, what proves it was removed, and whether that must happen before or at closing.
CANCELLED	A mortgage started 18 May 2007 and was cancelled 3 Feb 2016. We did not find a newer active mortgage in the title documents checked on 30 Jul 2026. HomeFax cannot confirm any private debt.
NONE FOUND	We did not find a court seizure, afectación a vivienda familiar, or patrimonio de familia. Those are legal restrictions that can limit a sale. None appeared in the two title documents we checked.
CONFIRM	The sale includes one parking space. We found no title document for a storage unit. Ask the broker to confirm that no storage unit is included or promised.

YEARLY PROPERTY TAX COP 5.64M From the fictional property tax bill.	MONTHLY BUILDING FEE Not provided Ask for the latest bill and any unpaid special charges before signing.	PROPERTY TAX PER MONTH COP 470K COP 5.64M yearly tax divided by 12. This is not the apartment's total monthly cost.
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WHAT THE APARTMENT MAY BE WORTH

Our estimated purchase range.



THE MOST USEFUL PRICE COMPARISONS

One completed sale helps. It does not set today's price.

COMPARISON	DATE	SIZE	TOTAL	COP/M ²	WHY IT MATTERS
Same building · completed sale	14 Nov 2024	96 m ²	COP 605M	COP 6.30M	A real sale, but we do not know the floor or interior condition.
Same building · for sale now	12 Jul 2026	98 m ²	COP 695M	COP 7.09M	The seller's target, not a final sale price. Similar size and one parking space.
Same building · for sale now	21 Jul 2026	103 m ²	COP 720M	COP 6.99M	The seller's target, not a final sale price. The listing says it was renovated; we did not inspect it.
Nearby · for sale now	9 Jul 2026	94 m ²	COP 640M	COP 6.81M	A nearby alternative with similar size and bedroom count.
Nearby · for sale now	17 Jul 2026	102 m ²	COP 680M	COP 6.67M	A nearby alternative with similar size and parking.
Nearby · for sale now	25 Jul 2026	105 m ²	COP 715M	COP 6.81M	A larger nearby alternative advertised as remodeled.

HOW WE ESTIMATED THE RANGE

This estimate is based mainly on current asking prices, not a database of completed sales. We reduce the asking-price midpoint by 8% using our standard negotiation assumption, then publish a range. The 2024 sale is shown separately as a check and does not set the range. We did not adjust it for appreciation or assume it matches this apartment's condition, floor, or view.

SUGGESTED OPENING RANGE COP 625M–645M Leaves room to negotiate without ignoring the comparable prices.	OUR ESTIMATED RANGE COP 650M–690M Our estimate, not a formal appraisal or your personal maximum.	THE MOST YOU WILL PAY Set separately Your budget, financing, and renovation plans should determine it.
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How sure are we? **Medium confidence in the asking-price estimate.** Completed-sale evidence is limited to one older sale. We did not inspect the apartment. Renovation, floor, view, or outdoor space could justify part of the seller's premium.

HOW TO USE THIS REPORT

Before you sign the purchase contract.

- 1
- Start with comparable prices, not the seller's profit.** Offer COP 625M-645M. Point to the COP 605M sale in the same building, the other apartments for sale, and our asking-price-based COP 650M-690M estimate. What the seller paid in 2007 is useful background, but it does not prove today's value.
- 2
- Require the seller to remove the civil trust.** Before signing the promesa de compraventa (purchase contract), ask a Colombian lawyer who must sign, how the fideicomiso civil will be removed, what proves it was removed, and what happens to your deposit if it cannot be removed.
- 3
- Ask for the missing building documents.** Request the latest building-fee bill, paz y salvo, any approved special charges, recent meeting minutes, proof of building insurance, and written confirmation that no storage unit is included.

What HomeFax checked

- That the listing, property tax bill, and title documents describe the same apartment and parking space.
- Previous purchase amounts and dates shown in the title documents.
- Mortgages and legal restrictions shown as active or cancelled.
- One completed sale from another apartment in the building.
- Asking prices for similar apartments in the building and nearby.
- Our estimated range and suggested first offer.

What HomeFax did not check

- Unpaid building fees, special charges, or meeting minutes.
- Private agreements, hidden debts, or why the seller is moving.
- Physical condition, structure, systems, pests, moisture, or renovations.
- Building insurance, short-term-rental permission, or building rules.
- A lawyer's title review, formal appraisal, survey, or tax advice.
- Whether anything advertised but missing from the documents is included in the sale.

DOCUMENTS AND PRICES WE USED

DOCUMENT OR DATA	WHAT IT TOLD US	STATUS	DATE / NOTE
Apartment title document	Sale history, mortgages, and legal restrictions	CHECKED	30 Jul 2026 · 10:40 COT
Parking title document	Sale history, mortgages, and legal restrictions	CHECKED	30 Jul 2026 · 10:40 COT
Latest property tax bill	Apartment details, city-assessed value, and yearly tax	CHECKED	Fictional property tax bill
Another apartment in the same building	One completed sale price and date	CONFIRMED	14 Nov 2024
Current FlipMedellín listings	Asking prices for similar apartments and the area's price range	CHECKED	Checked 28 Jul 2026
Building administration documents	Unpaid fees, special charges, rules, and meeting minutes	STILL NEEDED	Request before signing

How to read this sample. Every apartment, date, price, and property number in this sample is fictional. A real HomeFax uses official title documents, documents from the buyer or broker, and FlipMedellín listing data. We use the official Certificado de Tradición y Libertad but do not issue that legal document ourselves. It only shows what had been officially recorded when it was purchased, so private agreements or debts may be missing. The prices written in a title document are not always the same as today's market value. Our estimated range is not a formal appraisal. HomeFax does not replace legal, tax, engineering, or appraisal advice. A Colombian lawyer should review the title and purchase contract before you sign.