

What is the Lease contract and average duration?



In real estate in Yucatan, a contract is not usually used to rent a house or a commercial property because the amount is not very high. Most likely the “Transactional agreement to vacate and deliver” will be implemented or used, in which it is agreed to vacate the premises and return the property to the owner on a specific date agreed upon by both parties before hand, which is usually on an annual basis. When it is a long-term lease (over 3 years) mainly commercial use or a high rent fee, or the leaser being a company, it is common to use the lease contract. This criteria behind using one or the other contract mainly to protect the interests of the property owner, being that the “Transactional agreement to vacate and deliver” is more practical, faster and less expensive to settle in case of a bad tenant, unlike the lease which has some legal exceptions that make it more difficult to enforce the evacuation and return of property to its owner if it is a bad tenant.



Author

Lic. Jorge Semerena