



The legal infrastructure operating system for Latin America.



\$12B

LatAm Notary Fee Pool

90%

Workflow Automated

52%

Gross Margin

86

Countries. Civil Law.

Every mortgage. Every property transfer. Every company formation.
Legally requires a notary. **We make it programmable.**



**\$12B in fees trapped
behind broken
infrastructure.**

The problem

NOTARY SIDE

- 4 hours manual processing
- \$120 back-office cost per transaction
- 23% document error rate
- Cannot serve institutional volume alone

INSTITUTION SIDE

- No API access to notaries
- 14-day processing time
- Limited to 3–5 notary relationships
- Cannot scale loan operations

Both sides want to work together. **Nobody built the infrastructure to make it possible.**

SOLUTION

We built the OS that
fixes both sides.

1

OPERATING SYSTEM

The Notary OS: document engine, gov integrations, auto-compliance. Never opens Word again.

1 notary live, processing
200 procedures daily

2

NETWORK LAYER

Upgraded notaries aggregated into a standardized, programmable network. Flat-rate contracts. SLA guarantees.

15 notaries with signed
LOIs ready to onboard

3

API LAYER

One API gives institutions access to the entire network. Legally binding packages in 1 day vs 14.

\$136/tx | \$71 profit
52% margin

The Operating System

Create account. Suite ready. Connect credentials. Done

Smart Document
Engine

50+ legal templates. Variables + conditional logic. Auto-generated from a single form.

Gov Integrations

Proprietary **connections to national ID and property registry.** Real-time validation in seconds.

Auto-
Compliance

30+ compliance reports generated automatically. Zero regulatory burden on the notary.

1-Hour
Onboarding

Plug-and-play deployment inside the notary existing practice.

 **Notary OS**

4hrs → 5min | \$120 → \$15 | 23% → <1% errors. | \$ 500 per notary

The API – one endpoint for the entire notary network.

One API	Replaces 3–5 direct notary relationships. Scales to 20+ notaries instantly.
1-Day Processing	vs 14-day traditional. Institutions cannot go back once they experience this.
32% Cheaper	\$136 vs \$200 traditional, with SLA-backed quality and <1% error rate guaranteed.
Full Package	Fully validated, legally binding notarial package delivered. Not a referral – a finished product.

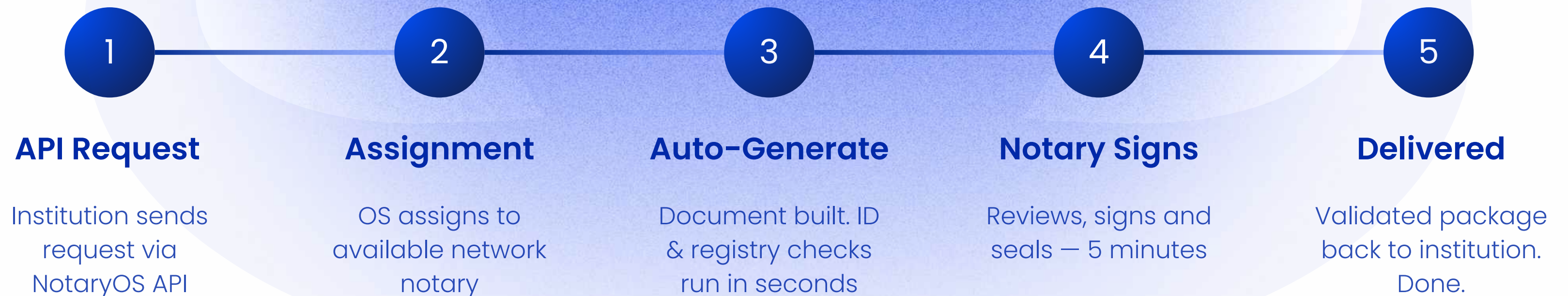
\$136/tx to institutions | \$71 profit | 52% gross margin





From 4 hours to 5 minutes. End to end.

NotaryOS runs in the middle of every transaction.



Infrastructure in production. Demand ahead of supply.

35

Mortgage
transactions
processed — first
month

2

Financial Institutions
with API Access

15

Notaries with
signed LOIs

50%

Processing time
reduction achieved

- 10 qualified institutional prospects active in pipeline
- 2 of our 20 target institutions closed in under 30 days → 10% of target in first month
- 90% of code reusable for Colombia + Mexico expansion

*\$200K in prior marketplace revenue showed us exactly where the real bottleneck was —
and we built the infrastructure to fix it.*

52% margins. Locked on both sides.

Software-level margins on infrastructure.

\$136

Institution pays per transaction

\$65

Notary receives flat rate (signature only)

\$71

NotaryOS keeps 52% gross margin

THE NOTARY CAN'T LEAVE

- 10 qualified institutional prospects active in pipeline
- 2 of our 20 target institutions closed in under 30 days → 10% of target in first month
- 90% of code reusable for Colombia + Mexico expansion

THE INSTITUTION CAN'T REPLICATE IT

- 1-day processing — they can't go back to 14 days
- Building this internally = 2+ years + gov API access
- One API replaces 5 notary relationships, scales to 20+

Market Opportunity

The beachhead is \$12B. The opportunity is much larger.

\$12B

~25,000 notary offices processing \$400–600B in mandatory transactions annually across 6 core markets.

\$525M

~3M institutional mortgage & secured lending transactions/year across Peru, Colombia, Mexico at \$150 avg fee.

\$2.4M

Full Peru coverage + Colombia expansion. 90% of code reusable across markets.

86 countries operate under Civil Law notarial systems.

Peru is the beachhead. LatAm is the market. The infrastructure need is global.

Team

A native of the industry who knows **how to build**.



Gian Piero Dávila | Founder & CEO

Engineering Team

3 Full-Stack Engineers

Full-time · Immediate execution capacity

8 Claude-Powered AI Workflows

Running in parallel · Shipping 10x faster

- 26 years of family heritage in the notarial industry
- Managed notary office 2 years: +20% revenue, -87% operating costs
- Technical founder: personally built the OS and all government integrations
- UTEC Ventures alumni <> Start Fellowship (Start Global)

Competitive Landscape

	LEGACY / TRADITIONAL	MARKETPLACES	 Notary OS
Processing time	14 days	5–7 days	1 day
Document errors	23%	~10%	<1%
Back-office cost	\$120/tx	\$120/tx	\$15/tx
Institutional API	None	No	Built & live
Automation	0%	Forms only	90% en-to-end
Scale	3–5 relationships	Lead routing	20+ via one API

Financial institutions are only the beginning.

The same network. The same OS. **The same infrastructure.**

LIVE & PAYING



Financial Institutions

Highest value. The right beachhead.

NEXT



Real Estate Companies

Every property tx requires a notary.

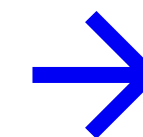
NEXT



Legal Firms

Document volume + compliance.

HORIZON



B2C Direct

Direct consumer access, same network.

“We started where the money is largest. We scale where the volume is highest.”

The infrastructure is already built.”



