

How To Get Most Out Of Your Timeshares

# HOW TO GET MOST OUT OF YOUR **TIMESHARES** SELECTED TIPS - 113 PAGES!



113 Pages!

Brought to you by Wings of Success

**DISCLAIMER AND TERMS OF USE AGREEMENT:**

**(Please Read This Before Using This Report)**

This information in this course is for educational and informational purposes only. The content is not presented by a professional, and therefore the information in this course should not be considered a substitute for professional advice. Always seek the advice of someone qualified in this field for any questions you may have.

The author and publisher of this course and the accompanying materials have used their best efforts in preparing this course. The author and publisher make no representation or warranties with respect to the accuracy, applicability, fitness, or completeness of the contents of this course. The information contained in this course is strictly for educational purposes. Therefore, if you wish to apply ideas contained in this course, you are taking full responsibility for your actions.

The author and publisher disclaim any warranties (express or implied), merchantability, or fitness for any particular purpose. The author and publisher shall in no event be held liable to any party for any direct, indirect, punitive, special, incidental or other consequential damages arising directly or indirectly from any use of this material, which is provided "as is", and without warranties.

As always, the advice of a competent legal, tax, accounting, medical or other professional should be sought. The author and publisher do not warrant the performance, effectiveness or applicability of any sites listed or linked to in this course.

All links are for information purposes only and are not warranted for content, accuracy or any other implied or explicit purpose.

**This report is © Copyrighted by Wings Of Success. No part of this may be copied, or changed in any format, or used in any way other than what is outlined within this course under any circumstances. Violators would be prosecuted severely.**

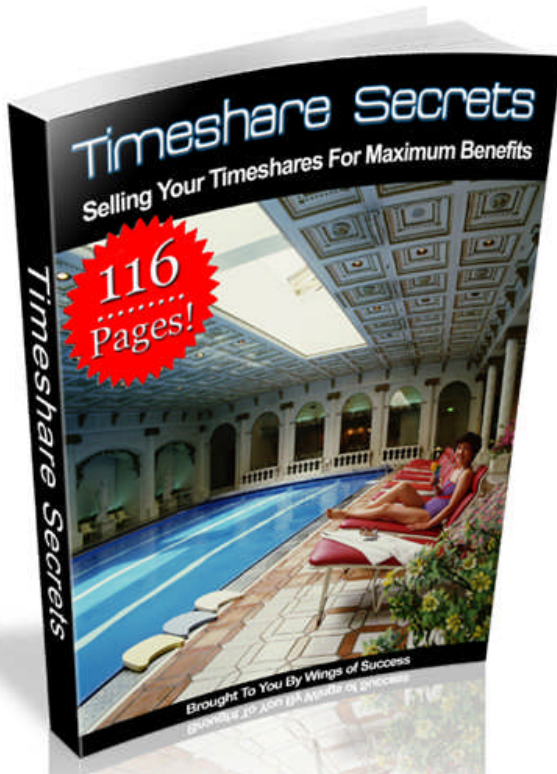
**[Click Here To Visit Our Website](#)**

# SPECIAL SECRET RESOURCE!

Time Share Secrets - Selling Your Timeshares For Maximum Benefits!

**Understand The Nuts-and-bolts Of Timeshares, And Manage To Increase Your Profits In No Time! Learn Some Little-known, But Highly Effective Tips And Tricks That Will Make Your Profits Soar!**

*Finally! You Can Now Have Instant Access To Time-tested Strategies For Maximizing Profits From Timeshares! Demystify Them, And Learn How To Sell Them For What They Are Worth!*



**AVAILABLE ONLY FOR A VERY LIMITED TIME!**

[Click Here](#)  
**Download Now**





www.10-minute-forex-wealth-builder.com

Dean Saunders's  
**10 Minute  
FOREX  
Wealth Builder**

**"Building Wealth in Forex with Only 10 Minutes a Day!"**



**"9 Year Forex Veteran Breaks Silence To Reveal  
2 Deadly Accurate Forex Systems Enabling  
Anybody, No Matter What Experience Level To  
Make SHOCKING Amounts Of Money Trading The  
Forex Markets With Only 10 Minutes A Day!"**

Dean Saunders's  
**10 Minute  
FOREX  
Wealth Builder**



**Building  
Wealth  
In Forex  
With  
ONLY 10  
Minutes  
A Day!**

**CLICK HERE!**



**DOWNLOAD NOW**

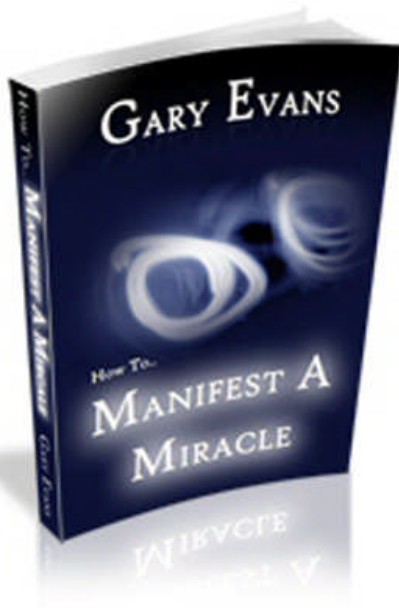
**"Building Wealth in Forex with Only 10 Minutes a Day!"**

How To...

# MANIFEST A MIRACLE

**Manifesting Reality Isn't Hard Work After All.  
Discover My 100% Guaranteed Step-By-Step "Magic"  
Formula To Manifest More Money, Love & Good  
Health Than You Ever Dreamed Possible!**

.....



TRUE SECRETS OF  
THE MANIFESTATION  
PROCESS AND HOW YOU  
CAN PUT IT TO WORK  
FOR YOU

[DOWNLOAD NOW](#)

How To...

# MANIFEST A MIRACLE



**Download 100+ Books  
Completely Free!**

.....

**No Hassles...  
No Charges...**

**Just Click And Download**



**CLICK HERE**

## Contents

Why Time Shares Make Sense .....	9
The Importance Of Advertising.....	10
Time Share Selling Options .....	11
Selling By Auction .....	12
Listing With A Broker .....	13
Is It Worth Buying Timeshares? .....	14
Buying Timeshare Resale Vs Buying From Timeshare Resort .....	16
Are You Up To Buy Time Share?.....	18
Is It Wise To Buy Worldmark Time Share Properties?.....	20
Checklist For Buying Timeshares .....	22
Disney World Time Shares For Magical Vacations .....	24
Getting The Best When Owning Florida Time Shares.....	27
Get The Most From The Sell Of Your Timeshare .....	29
For First Class Vacations At Hilton.....	31
How To Sell Trendwest Time Share .....	33
The Benefits And Disadvantages Of Owning A Timeshare .....	35
Timeshare Presentations: How To Survive?.....	37
The Concept Of Time Share And Time Share Rentals .....	39
Companies Offering Time Shares: Channeling Time Share Deals .....	42
What Is A Timeshare?.....	44
Sell A Timeshare: What You Need To Know .....	46
Sell A Timeshare: Sales Tactics For The Individual.....	47
Sell A Timeshare: Advertising And Networking .....	48
Sell A Timeshare: Locating Interested Buyers .....	49
Sell A Timeshare: Approaching A Potential Buyer .....	50
Sell A Timeshare: How To Spot An Interested Buyer .....	51
Sell A Timeshare: Prequalifying An Interested Buyer.....	53
Sell A Timeshare: Helping Your Buyer Make A Selection .....	55
Sell A Timeshare: Finalizing The Sale .....	56
Sell A Timeshare: Pros And Cons Of Using A Realtor.....	57
The Disney Time Share; And A Wide Array Of Magical Choices!.....	59
Say Aloha! To Your Dream Vacation With A Hawaii Time Share Exchange.....	62
Florida Time Share - Get Some Of The Hottest Vacations.....	66
Enjoy An Exhilarating Vacation, Vegas Style.....	69

## How To Get Most Out Of Your Timeshares

<b>Enjoying Your Vacation Within And Around The Las Vegas Strip .....</b>	<b>73</b>
<b>Investing In Timeshares - 8 Guidelines And Risks.....</b>	<b>76</b>
<b>Selling Time Shares Properly .....</b>	<b>78</b>
<b>The Most Wanted Quality - Patience And Virtue.....</b>	<b>80</b>
<b>Get The Right Time Share Deals .....</b>	<b>84</b>
<b>Marriot Time Shares: Leading In The Time Share Industry .....</b>	<b>87</b>
<b>Buying Your Marriott Time Share.....</b>	<b>90</b>
<b>Marriott Time Share: Leading In The Travel Industry.....</b>	<b>91</b>
<b>Myrtle Beach Time Share: 60 Miles Of Endless Choices .....</b>	<b>93</b>
<b>Debunking RCI Time Shares .....</b>	<b>96</b>
<b>RCI Time Shares: Your Ticket To Unforgettable Exchange Vacations .....</b>	<b>99</b>
<b>Things You Should Know About Time Shares.....</b>	<b>102</b>
<b>Sell Time Share Property To Your Advantage .....</b>	<b>105</b>
<b>Relieve Yourself Of The Debt Trap: Sell Time Shares.....</b>	<b>108</b>



## Why Time Shares Make Sense

A vacation time share is more popular than ever. The largest and most respected companies in the resort industry are now selling time share resort condos. Marriott and Disney have produced blistering sales statistics, among others. The fact that strong consumer legislation now governs the timeshare industry, combined with the fact that solid developers are now the rule, has given the time share industry the stability once only accorded to luxury hotels.

Following are reasons why time shares are so popular:

- **Stay without paying:** Time share owners are delighted when they check out at the end of their week's stay, because their bill is ZERO! (And zero for the rest of their lives because they OWN their accommodation as deeded property!) The money saved here quickly pays back the low initial purchase price.
- **Not just a hotel room:** As opposed to being a hotel room renter, enjoy status and fine treatment as a condo owner. It's a much higher style of vacation. Condos are spacious, have kitchens and private bedrooms. Sleep up to 10 persons. Most resorts have great activities/tours all arranged and often free. Spend your time enjoying vacationing. Save the hours and hassle of planning, because it has already been done for you.
- **Save money on dining out:** Because the condos have kitchens, a family can easily save \$100 a day by not dining in expensive restaurants for every meal.
- **No extra charges:** There is no charge for extra people like there would be in a hotel, and no extra costly occupancy taxes so common with hotels.
- **Earning income:** Owners can rent-out their time rather than using it.

## The Importance Of Advertising

Whether it's a Web site, advertisement, or other marketing collateral, we've heard that a picture is worth a thousand words. Having a visual of the product enhances marketing communication, we're told, because people don't have time to read. People seldom fail to read most of the advertising copy they come across, but that's because of the hype that's part of most ad copy, not people's lack of time to read.

In a study of 3,600 consumers, researchers concluded that to get people to notice an ad, text was twice as important as pictures. Buyers of your time share are interested in reading about your services, but you must grab their attention. What's new about your offering? What's your story? Is there news?

What's most important is that the fluff be ruthlessly eliminated from your ad copy, Web page or other marketing communication. If you include hype and half-truths about the time share that you are selling, you make it nearly impossible for buyers to separate the wheat from the chaff. The result: a lost sale. Ten different studies have shown that when the bull is stripped from what you are selling, consumer interest skyrockets.

Of course, other studies have shown that long ad copy does work when selling products and services. When it comes to selling your time share, though, to improve your buyer's rate of interest, make every word count. And remember that the "right" words, not just any words, are the ones that sell.

## Time Share Selling Options

There are several options when it comes to using your time share or selling it. One option you have is exchanging your time share.

### **Exchanging Your Time Share**

Your home resort is the destination you return to year after year. Some people prefer to vacation only in their home resort with no variation. But for many other people, time share is especially attractive because of the exchange factor: You have the chance to stay in a different place in the world every year. Time share exchange companies allow time share owners to trade their week with a time share week in a different location. Keep in mind that exchange companies prefer that trades are generally “like for like,” and rank high demand/low demand destinations with devices like color codes and industry ratings. It may be hard to trade your week in a low-demand resort during the low season for a high demand resort in high season, although it can happen — and it’s all a matter of personal preference and flexibility anyway.

Orlando, Florida, may be as high demand as a destination can be (and it doesn’t get any hotter), but that doesn’t necessarily mean you want to vacation there. Even though you may be purchasing your time share with the express purpose of trading or exchanging, the mantra in timeshare is this:

The power of your exchange is dependent solely on what you put into the system, not what you take out.

In other words, the power of your exchange is dependent on how desirable your time share week is to other traders. For more on exchanging and the two major exchange companies, Resort Condominiums International (RCI) and Interval International.



## Selling By Auction

In just over 18 months, more than 20,000 listings for new and existing homes have been posted on eBay. On average, an eBay posting generates more than 1,000 viewings per property, but there's no way of knowing how many postings result in actual sales. EBay Inc. executives say the company doesn't keep track of concluded transactions. In addition to new and existing homes, the postings include land, vacation homes, and time shares. You don't have to be wealthy to buy or sell at an online real-estate auction and this venue can be the perfect place for you to sell your time share.

Should you buy, or sell, a time share on eBay? Or is it too risky? Before you decide to participate in an online auction familiarize yourself with the rules of the road. The format for eBay real-estate auctions is different from those usually used on eBay. For starters, a bid to buy or sell real estate on eBay isn't legally binding. A bid on eBay for a property merely expresses your serious interest in the purchase and indicates that you want to proceed to final negotiations for the property. Neither the seller, nor the buyer, has a legal obligation to actually complete the real-estate transaction.

The Internet is an effective medium for advertising time shares, but has its flaws when it comes to the actual sales transaction. The lack of a binding agreement is an issue.

In most traditional auctions, bidders must bring a cashier's check for the deposit. When that gavel comes down, the buyer is locked in, and the deal closes at a predesignated time.

## Listing With A Broker

There are basically four types of listings used by licensed real estate brokers:

- **Non-Exclusive Listing:** This is the least restrictive type of listing to the seller, and the type we use and recommend for timeshare listings. The seller can list with any number of brokers and if it sells, the listing is null and void to the other brokers.
- **Exclusive Right to Sell:** Also known as an Exclusive Listing. With the type of listing, the seller is giving the broker the exclusive right to sell the property. If it sells, no matter who sells it, whether it is sold by the owner himself or any other broker, the listing broker is due a commission. If an outside broker sells it, the seller is liable for two commissions, one to the listing broker, and one to the broker who procured the buyer. Great consideration should be given before entering into an exclusive listing, because it is the most restrictive listing to the seller. Given to the wrong broker, it just ends up tying up the property without selling. Time shares are so difficult to sell, so it is recommended to not give only one broker the exclusive right to sell it. This type of listing mainly protects the broker. The seller is not allowed to list with other brokers or sell it himself without owing the broker a commission.
- **Exclusive Agency:** This type of listing gives the right to sell to only one agency. The seller can sell on his own, but not through any other broker, without the liability of paying a commission to the listing broker if the property is sold. Again, this is a very restrictive listing to the seller.
- **Net listing:** In a net listing, the seller agrees to a net price on close of sale, and the broker can keep any amounts in excess of that net amount regardless of the ultimate sales price. While not illegal, the net listing has led to numerous abuses and misrepresentations. As a result, the real estate department of most states discourages them and requires full disclosure of the final selling price to the seller and buyer.

## Is It Worth Buying Timeshares?

There is a new way of buying vacation spots without having to dry out your savings account. This is what is known as timeshares. Middle-class community can now have the same luxury as the mega rich. A vastly growing industry that started in the United States. Maintenance free vacation houses that are reasonably priced properties, attracts many buyers to avail this amenities. Think about it, no need to send or pay housekeepers to take care of your retreat house in Timbuktu.

Yes indeed a fantasy come true. The downside to this concept is that compared to buying actual properties that are tangible and good investments, timesharing properties are not properties at all. When you buy timeshare your are buying time to use the place of your dreams anywhere in the world. You are not procuring investment properties and such, but you're actually buying "time" to where you'll have your vacation. There are no returns for this purchase. It's all expenditures.

After knowing that and you are resolute in having a timeshare for your own. There is just one other question that comes to mind. Is this concept worth it? What is the price you have to pay to have a piece of Bora Bora in the summer? Before your imagination takes flight and win you over, making an educated study of timeshares should be taken into account. Certain things must be looked into carefully.

When going on vacation there are a variety of rates for hotels, inns and other alternative accommodations that you need to pay, appraisal of timeshare properties and the bearing of all these things on your finances. Think of the value of your venture as a money-making entity. Its profitability ought to be a calculation of the rate in rental, appraisal rate and your financial capacity. If they add up to a negative sum, presume your finances are going down in this transaction. Rate of rental is the percentage of rent of that rest house property to the selling cost of that timeshare. If for example the value of your timeshare rent \$1,000 and the cost to buy the actual property is \$10,000, then the rate of rental is 10%. There are yearly maintenance expenditures, membership fees and other assorted expenses to upkeep the vacation house adding up to \$500. This will actually give you a \$500 savings. In turn, the percent of \$500 in saving of the \$10,000 cost to buy it is 5%.



## How To Get Most Out Of Your Timeshares

Assuming that the property's yearly appreciation is 10% and the percentage of our investments is 16%, the rental rate plus the appreciation minus the percent of your financial capacity will result to a negative proportion. In the grand scheme of things you are dropping 1% each year as opposed to rent. This computation is an approximation of whether your investment is lucrative or not. It will be incorrect to claim it accurate, but its aim is to have you an idea more or less what to expect. Rates in depreciation and finances may change or vary from one case to another. Other variables also come in different cost for numerous locations depending on their demographics and zonal values. Those things, however can lead you to choose a good place when you decide to invest in timeshare. Canvas the location discriminately to avoid paying for something that is not worth the value. Look for a place that will make you love so that you won't have to rent out after a yea, this will be very bad for your bank account.

Adding up 12 months of your cost timeshare is another good move. Taking from the example earlier, this can accumulate up to \$520,00.00. In the role of a real estate asset, when purchased the big bulk of the sale mostly goes to the realtors and developers who sell timeshare properties. That's why they are very costly.

It will all be up to you if the loses on this dealings are worth a piece of your dream to have a vacation house anywhere you please. As long as it makes you happy then it will be a good investment. Just keep in mind to consider all the dynamics that influence the price and practicality of buying timeshare properties.

## Buying Timeshare Resale Vs Buying From Timeshare Resort

It could be quite confusing for a beginner to clearly make up his mind on where to make his initial timeshare purchase, whether from a resale market or straight from a timeshare developer or resort. It's not an easy choice to make especially when they both come with significant sets of attached benefits and drawbacks. Purchasing timeshares from the resale market similar to an auction site or running newspaper classifieds is a very new concept in comparison to purchasing from developers, an age old concept that has been around since its birth. Cyberspace has revolutionized everything and made it all easily accessible to the people; this phenomenon has benefited the timeshare market too. On-line market platforms like ebay.com, redweek.com, and even bidshare.com give potential buyers easy access to crucial information on property, let alone a vast array of options to buy, it's truly a revolution in the timeshare market.

The situation was absolutely different ten years ago when prospective buyers had to make their timeshare purchases through presentations of timeshare hosted by the same timeshare developers. The resolution to make timeshare purchase was mostly dictated by a buyers own impulse other than empirical research and careful analysis. But with the advent of the internet and easy accessibility of auction websites, users now have more formidable tools at their disposal to aid them in conducting price comparison research beforehand, even though they still wish to attend timeshare presentations. Buyers are more capable of making wise decisions today than it was before. The current situation also cushions buyers against the trauma of having to sit through timeshare presentations, because they can now make their purchase straight from the resale market. Timeshare presentations can be very long, at times taking up to two hours or more. When these presentations are concluded, buyers who were invited on the ploy of freebies are exposed to excessive pressure selling procedures, and this could lead to signing a paper and WHAT next - of course buying a timeshare.

Talk of price comparison, timeshare developer's proposition will often involve advertisement cost, freebies, and presentation; this could make up to 40 per cent of the overall timeshare cost and may even go to the excess, sometimes surpassing the cost of the same timeshare resale. Alternatively, purchasing timeshares through the resale market could prove to be 30% to 50% less costly. Purchasing through the resale market can also offer a buyer more options and the

## How To Get Most Out Of Your Timeshares

liberty of choosing a desired unit. That's a sure bet that you're getting a sure deal. It's absolutely a noble decision to save enough bucks by purchasing timeshare through a resale.

The above doesn't diminish the benefits of procuring from a timeshare developer. There exists many legitimate and well reputed firms that deal with the timeshare business, good example are Disney, the Marriot, and even the famed Hilton. Purchasing timeshares through the resale market comes with some reservations regarding the security of ones investment and this diminishes trust. This is the opposite of purchasing timeshares from a timeshare developer who invests a lot of money in developing timeshares and come with good reputation, hence, can be trusted to handle your investment. Timeshare developers will offer you excellent and timely amenities that you can only get from resale as a new unit and none the other. The other advantage of purchasing through timeshare developers is the unlimited incentives and benefits they offer their clients; this could come in the form of bonus weeks, attraction ticket discounts, auto rentals and many more. Remember that these amazing benefits can not possibly be available to someone that buys through timeshare resale market, the reason being, many timeshare developers do not allow timeshare units on resale with similar amenities in comparison to a buyer that purchases his timeshares straight from them. Timeshare developers also provide many financial options that could not be available from a resale market.



## Are You Up To Buy Time Share?

An increasing number of people are getting richer and what does that mean? It means they can afford to plan for luxurious vacations money can offer. Others without hefty perks are also saving for some kind of outing or even a vocation. But even with the bucks making rounds, owning and maintaining a vocation home isn't a small feat, money notwithstanding. So, does that mean there is no affordable way of owning a vocation home without all the hassles associated with one? Of course there is a way. The answer is in buying timeshare. But then that raises another question, can you stand up the challenge of recognizing the best timeshare property to buy? The bad news here is that most newbie's who set out to purchase time share on their own, have reported being swindled by crooked salesmen and end up getting substandard properties. This happens all the time, so be cautious with whom you deal with.

But as things improve with time, so are the prospects of those intending to buy time share properties. The many complaints of folks hoodwink by the tricksters of time share units market have landed into the right ear, and the government through its respective agencies has moved swiftly to arrest the situation. This has seen the emergence of big, legitimate and well reputed firms joining hands to provide quality service to those capable and willing buyers of time share properties. Such are the likes of Hyatt, Marriot, Hilton, and Disney and so many more.

A prospective buyer is therefore advised to do some homework about what he intends to indulge in.

- a) The first thing you should know as a buyer of time share property is that this is not real estate, which means the value of time share property doesn't increase with time, it might instead remain stagnant.
- b) Be informed that should you purchase your time share straight from a company, you will have to pay more (almost 60%) higher than the cost of time share from resale market. This high cost is justified by the fact that a company has to recover its marketing cost from your payment; this is done to cover incurred expenses from its salesmen.
- c) If you are cost conscious and decide to go for the time share in the resale market, make sure you inspect the property first. The good price could be enticing but remember that scammers might take advantage of your desire to acquire time share property.

## How To Get Most Out Of Your Timeshares

- d) Purchasing straight from the time share property owner is a nice way to get a time share property, the double benefits of this is that you get guarantee made plus having your answers satisfactory answered.
- d) The best test you can subject a unit to, prior to purchase is renting it first. This gives you an opportunity to decide whether it's worth your money. Majority of time share resellers also allow time share rentals.
- e) These three principal factors should always get your first consideration when deciding to acquire a time share property: price, location, and period. Don't forget to inquire about this every time your broker or agent suggests a place for you.
- f) You already own a time share property and want to swap it for another? If yes, then you are advised to take into account the overall worth of the property you want to exchange for. This will ensure that you don't get a raw deal.
- g) Finally, don't neglect the expenses you may have to pay for time share property you intend to buy. This may include Real estate taxes, maintenance fees, and annual fees, and many more.

One more thing to remember when considering purchasing time share property is to decide on the kind time share ownership you'd prefer having. Below are the four most common types:

- a) Fixed week, fixed unit, deeded time-share, this involves buying time share and getting a deed that states you own definite time share of a definite time every year.
- b) The Floating Time Agreement, this allows you to purchase time share centered on the dates that are available to the time share property.
- c) The Right To Use Time Share, which allows you to buy time share as a lease. This means your rights over the time share property are terminated with the lease expiry date.
- d) The Points based program, or vacation clubs, this one allows you to buy time share property from a number of vacation destinations. Each of your stay at a property uses points, this depends on period purchased and time-share unit.

Though this may sound tremendous, to an assiduous and determined individual willing to purchase time share, caution is a blessing. The more you are informed about the rules of time share property purchase, the more you are likely to find a property of good value and quality. And here you'll look back, smile and say, "That's worth my effort and money" .

## Is It Wise To Buy Worldmark Time Share Properties?

Its resorts and clubs are world class and famed, and its condos impressive be it in California, Arizona, Hawaii, Colorado, Idaho, Oregon, Utah, Nevada, Canada or Australia, and I'm referring to Worldmark timeshare properties, Worldmark offers remarkable and idyllic getaway for it's timeshare owners, this is attributed to it's unique serenity. It is therefore not surprising that many people are keen on buying Worldmark timeshare properties. It makes a perfect buy, because of the truly luxurious experience that comes from owning a Worldmark time share property.

Most vacationers, who spend the minimum of a week at the beach, usually opt to rent the timeshare for accommodation. Long time vacationers on the other hand, might opt to purchase a place. The concept of time sharing allows one to buy seven days period to spend at the beach condominium instead of having to cough large amounts of money to completely purchase or rent the condo. Time sharing gives a buyer accessibility and ownership of a beach condo occupancy for a week's duration every year.

When you purchase time share property from world mark, you pay for your units as the owner. Timeshare property financing is also available for new owners of timeshare units, but this option is only available to timeshare properties sold by timeshare developers. Others including the resale option are paid in cash.

So, what the value of purchasing a Worldmark timeshare property? Before we answer this question lets try to figure out what this Worldmark timeshare thing is all about.

Purchasing timeshare property from Worldmark mean's that you as a buyer is procuring for a specified period to spend on a number of vacation spots availed to you. Each one of your stays in these vacation destinations is awarded credit points, these points are season and time share unit depended. That means the longer your stay, the more points you accumulate, and the better resort destinations and accommodation you become entitled to on your next scheduled visit.

But does that mean that buying a Worldmark timeshare unit is better than renting? In addition, buying a time share entitles you to something, while renting means you don't own the real

## How To Get Most Out Of Your Timeshares

property. If you consider buying as a good option for you, then you have to consider the weight and money matters as well. As a matter of fact renting or buying of time share property depends on factors like rents, prices and many more.

Owning the place you stay means you don't have to worry about paying rent. The chief benefit of owning a property is that once you are done using it, then you have something of value. When you decide to buy a Worldmark timeshare property, this means that you own something worthy and that can be sold if need be. Its increase in value is dictated by the season and location.

The one drawback of complete timeshare property ownership is the high cost associated with it, this could force you to resort to borrowing as a way to cover other costs like maintenance and management expenses.

Besides buying Worldmark time share, you can buy Worldmark timeshare resale from other unit owners. This is affordable and good money saver as compared to buying a complete new time share. Timeshare resales are easily bought at a quarter the cost of a new unit.

When doing self-assessment prior to purchasing Worldmark timeshare, consider how much you like traveling. Ownership of Worldmark timeshare gives you the flexibility of and chance to visit other places, and this is a real advantage if you consider the many locations available to you at Worldmark. Fitting maybe your only expense because these places are damn costly. You may discover at a later stage that your timeshare property bills have accrued to a proportion that is migraine inducing.

Owning a Worldmark timeshare property is mostly an expression of prestige. So, if you are a practical type of person then it may not be a smart decision to purchase a Worldmark timeshare property. It's wise to consider your financial status and need before deciding to buy Worldmark timeshare property. Or else buy a Worldmark timeshare resale. Renting is also an option here. Above all, don't forget to do your homework before you buy a Worldmark timeshare property. The profitability formula of economics is an ideal one here. If you stand to pay much more for something, why not find a substitute. Ensure you have good grasp of all your rights and considerations as a Worldmark timeshare buyer, because that will give you more confidence when doing your bargaining for the property you intend to buy.

## Checklist For Buying Timeshares

A lot of potential timeshare investors; most of them buyers are puzzled when that crucial moment comes for them to decide on what are the most vital factors worth of their utmost consideration, when purchasing timeshares. Modern buyers are more market savvy than their predecessor's decade ago. They are well informed about their purchases, and this is because they conduct research prior to making any move. But not all modern buyers belong to the "market savvy class", the uninitiated are often stuck in a rut when prompted for the essentials that need be considered prior to purchasing a timeshare. The paragraph below is dedicated to you the reader, to provide you with the insight into the essential factors worth your consideration if you ever think of investing in timeshare. Don't play the fool; these criteria are a good measure against the timeshare you buy.

Suppose you are effecting your timeshare transactions through a timeshare broker, ensure that the party is doing a legitimate business and is licensed. Try to also establish his timeshare handling reputation and rate of success. Feel free to inquire about any questions you may have about your timeshare. Below are good examples of such questions.

- \* Inquire about their resort maintenance fee and whether it is raised on annual basis, and by what rate if yes.
- \* Inquire about what chances exists of getting best timeshare in any given week.
- \* Ask about the earliest date by which you should have made your reservations.
- \* Inquire whether there are any extra benefits that come with your timeshare.
- \* Inquire whether or not the timeshare Company offers a bonus week program.
- \* Ask whether you can trade or exchange your timeshare without the need to join an exchange company.

You can also enquire from the same timeshare broker about the point system. Some highly regarded firms trade their timeshares at higher rates if they have a points system in place. Enquire from him whether that's a reasonable method or you are better off purchasing a resale. The factors that influence timeshare unit costs are demand for some weeks could be high, that means the price maybe high for that week, demand for specific locations maybe high. The unit size could also affect the timeshare price; bigger units are more in demand because they're

## How To Get Most Out Of Your Timeshares

easy to exchange and trade in. Don't forget that the reputation of the company that owns the timeshare resort is also important.

Make sure you have viewed the unit prior to making your purchase; there are reported cases where the re-seller or Timeshare Company provided descriptions have turned out to be false and mis-leading e.g. the location, unit size, and many more. If you are unable to view it and you happen to have a family member or friend that resides near the given location, request them to go and see it on your behalf. Getting references is a good thing too. Should you be able to avail yourself for the unit viewing, seek the neighbor's opinion on the amenities and management. Remember to enquire about the following.

- \* Their opinion of the resort.
- \* The period that they have been vacationing in that resort.
- \* Ask whether dates are easily obtainable without much fuss.
- \* Seek their opinion on the management firm and if they feel satisfied, if not why?
- \* Enquire about maintenance and other fees levied, ask if they have a nice record or they are unpredictable.
- \* Ask if reservations and exchanges are easy to make.
- \* Enquire about the long term goals of the developer, like do they plan to improve the property in the near future.

Do your survey to dig up enough information regarding to prices in the area you are purchasing. Cyberspace is your biggest ally in accomplishing this feat, because info on prices is just a click away in the auction website like eBay .com or maybe bidshare.com, whichever you choose. Remember that if you are purchasing a resale timeshare unit, it should be less costly as half the cost of a new timeshare unit sold by timeshare developers. If you are going for a new timeshare via a timeshare firm, ensure you've read carefully through and understood the details in the fine print prior to signing any contract. If it's a resale, then ask the timeshare seller about their reasons for selling it, there might be a reason behind it, an example of which could be a problem with the management firm or some kind of inconvenience. This could give you a feel of any existing problems and challenges that you could possibly face and could be a reason enough to accept it or reject it. Ensure that there are no past pending dues on property taxes or maintenance fees because this could multiply your cost. Once you've done your vetting of the above issues, then you'll likely be in the best position to make a smart and transparent decision in the purchase of timeshare that you won't regret later.



## **Disney World Time Shares For Magical Vacations**

The famed Walt Disney is renowned the world over for its provision of excellent quality vacations to global citizens. The Walt Disney timeshare allows more people to own a portion of the delight only Walt Disney can offer. The Walt Disney World timeshare were first offered by the company in 1991 to enable its customers meet family vacation needs.

Walt Disney is among the largest international companies that provide packages of timeshares. All this is done through the Walt Disney subsidiary known as the Disney Vacation Club that caters to these services. It offers rare vacation ownership schemes to friends and families at inexpensive prices. As I write this article the number of families that are Disney Club members is estimated to be at 100,000.

### **Benefits offered by Disney world timeshares**

Just like most other time shares, the Walt Disney World timeshare offers you flexibility, this gives you complete option of where to go, and your intended stay duration at the Disney World. Disney has resorts in many locations of the world that you can select from. You have the choice of seven Disney vacation resort clubs or you can select from a number of resort and hotels at Walt Disney, these may include Disneyland Resorts in Paris and California. You also have the addition advantage of sailing on Disney Cruise Line for a luxurious vacation at sea.

Disney world time share gives you the opportunity to go on vacation more than once a year. This sets them apart from other timeshares. You have the flexibility of vacationing as many times as you want. At any given season, you could choose to go on summer cruise, a ski trip in winter, or have the fun of autumn foliage and even spring break at a Disney resort.

### **Walt Disney Time shares are economical**

These vacation packages allow you the advantage of enjoying them at a future date using current prices. The charges of your wonder vacation at Walt Disney in the years to follow will not rise severely.

## How To Get Most Out Of Your Timeshares

Time shares of Disney world are most convenient because of the availability of hotels within the Disney timeshare properties that offer easy access to almost everything plus amazing deals as well. You are entitled to the enjoyment of all these benefits by purchasing points that are used synonymous to the Disney World Time Share.

Areas such as Orlando in Florida allow you to maximize the use of your Disney World Timeshare benefits, because Orlando has the largest number of Disney amusement parks. This also includes the availability of other famed attraction spots nearby and the Orlando tropical weather, good for vacationing.

Disney world timeshares are advantageous because they offer owners many amazing benefits from the Disney Company that includes discounts on the theme park yearly passes at Disneyland and Disney world. Your time share use by the Disney vacation clubs is also guided by a devoted team of professionals that assist you in planning and maximizing the benefits that accompany the timeshare package.

These Disney world timeshares are company assured to be equal to comfort. That means your scheduled vacation at Disney world using your timeshares, offers comforts similar to your home. Roomy holiday home- styled accommodations that come together with first-rate facilities, services and elegant furnishings that make it homier for you.

The Walt Disney World timeshares also offer world class hospitality that they have nicknamed "Disney Difference". The quality and creativity that Disney has always been known for since its establishment is guaranteed to the fullest by the Disney vacation club and its world timeshares.

Walt Disney world vacation clubs.

- \* Walt Disney Beach Club Villas
- \* Walt Disney Boardwalk Villas
- \* Walt Disney Hilton Head Island Resort
- \* Walt Disney Old Key West Resort
- \* Walt Disney's Saratoga Springs Resort & Spa
- \* Walt Disney Vero Beach

## How To Get Most Out Of Your Timeshares

\*The Walt Disney's Wilderness Lodge Villas

You may need to find out more information about these Disney vacation clubs so as to locate its exclusive features and facilities that better suit your vacation likes. Regardless of whether you are a child or a child at heart, the Walt Disney world time shares will offer you the best opportunity to have a rare vacation of its kind.

## Getting The Best When Owning Florida Time Shares

The timeshare properties in the American Southeastern State of Florida are deemed principal units due to the states superb climatic conditions. They're perfect for summer vacationing, family outings to the beach front and idyllic for water sport adventure lovers, timeshare properties of Florida provide a fantastic discovery experience. There are many websites setup as meeting points for owners of Florida time share properties and buyers, renters and other traders interested in these Florida time share properties.

The interest of owning part of the Florida timeshares is driven by its breathtaking location. The state of Florida is loaded with plenty of attraction spots that could prove to be much fun for you and your family akin to the Disney wonderland, white sandy beaches, cool breeze and amazing people. If you feel interested in owning part of the wonderful Florida timeshare remember this.

\* Timeshare properties of Florida aren't limited to real -estate, you can also find autos and vocation slots on these Florida Time share.

\* It's advisable that you make up your mind on the type of Florida time shares you want to own, it's possible to rent Florida time share properties, which means you are able to get that at a fraction of the original cost.

\* If you already own a timeshare property, then you can barter it with another time share unit in Florida. This might involve plenty of bargaining on your side, especially if your unit isn't in a pleasant location or is off-season. You could also exchange if for a houseboat, riverboat or a cruise.

\* When you locate a Florida time share property that you fancy, you can consider what arrangement the owner offers. Plenty of Florida time share property owners post their conditions to enable potential clients a quick "browse through" of the contract document beforehand. In regard to the time share trades of Florida, it's advisable that you make a personal contact with the property owner. Any agreement on price should then be kept between the two of you.

\* Feel free to inquire from the property owner about any questions you may have pertaining to the condition of the Florida time share property you are interested in, you should inquire about the tear and wear the property has been subjected to, or whether the property has seen any renovations before your occupancy, and which equipments are covered against damage etc.

## How To Get Most Out Of Your Timeshares

\* The details of all your expenditure must be revealed. Be informed about the things you are required to pay for and your limit as the new owner or renter. It's wise to consult an attorney prior to signing anything.

Majority of timeshare houses in Florida come fully furnished thus make it convenient for the new occupants to settle quickly. That's the splendor of time shares unit in Florida. It offers you a superb getaway and the sense of pride in owning a place of value and beauty.

Florida time share properties like the sailboat can offer you something seldom found in lessons, and by this I mean a true real life leisurely treat. Lessons are often time constrained and pressured, because you have to keep up with the instructor within the planned week. That prevents you from having real fun a sailboat can offer. All this is availed to you without limit when you own a Florida time share property; you enjoy the liberty of using the unit at your preferred time frame as long as it's within the agreement of the Florida time share.

Most timeshare property owners in Florida trade their properties through agents. A buyer should be smart enough to do background check of the time share agency you hire.

Simple web search can greatly assist you prevent falling victim to scams when you intend to buy a dream time share property in Florida. A common kind of scam involving Florida time share properties is when fraudulent salespeople give you a timeshare property which has already being given to another individual. The government could also render your sale null, or seize the property you are buying. With such cases common, you ought to be cautious.

So, if you have some extra dollars tucked away and you have no idea of where best to treat yourself and family to some vacation or outing, I would urge you to seriously consider the timeshare properties of Florida. It may just be the earthly paradise you are looking for a getaway from the stress of city life.

## Get The Most From The Sell Of Your Timeshare

The majority of timeshare owners will tell you that its quite easy to buy a timeshare, than it is to put it up for sale, a lot of people view timeshare as a good financial investment option, which it could be, but the hardships involved in selling them has made many financial advisors to discourage their clients from considering the timeshare option as an investment option. Some owners of timeshare properties discover later, after they have purchased and used a timeshare property that they are no longer able to cover their part of the costs, or they could feel that they haven't had the time to make the most use of it, whichever way, the journey ahead is a long one.

When the time comes for you to dispose off your timeshare property through a sale, it's wise that you get in touch with your timeshare developer or broker whom you bought it from. In some cases you might even find out that the original owner of the property is very willing to purchase the timeshare back, or if not, he may refer you to someone he knows who could buy it. A broker will quickly assist you sell the timeshare property.

You shouldn't be astonished if your timeshare fails to sell the correct way, and don't anticipate to get all of your original cash back, this is because in most cases you will not. This holds true if your particular timeshare property isn't located at a high demand vacation spot, or it could be in area witnessing low tourism. If you have a timeshare property located in a hotspot, you can count yourself lucky, for the sell will be instant, but all the same don't expect to get your exact initial cash figure back, because this is a rare case.

Do your homework first, this should equip you with enough information on the current state of the market, and it should also enable you figure out how much you should expect from your sale. Peruse through the paperwork you have of the property, and ensure that everything is in order. The more prepared you are, the better you will be for the sale of your timeshare property.

To expedite the process, you should consider appointing a realtor to assist you sell your timeshare property. Ensure that you have the right information about any fees you maybe required to pay; try to also find out about the possible commission you'll have to part with at the



## How To Get Most Out Of Your Timeshares

time of sale. This will help you avoid any pitfalls in the process. It's also a good practice to list your timeshare in the classifieds, just as most timeshare owners do, prior to hiring a realtor.

Even here, don't drop your guard yet, as there are many individuals out there who would easily take advantage of you. Avoid making over-the-phone commitments, or through e-mail, and be convinced that you have gotten good grasp of the sellers contract terms before signing the paper, or before any cash changes hands.

## For First Class Vacations At Hilton

Hilton Grand Vacations club is celebrated in providing a collection of its own Hilton resorts in a number of attractive vacation locations. This exclusive vacation club is intended to provide the perfect solution to the increasing need for quality vacation accommodation and planning for individuals and their families.

The Hilton Grand Vacations Club facilities can be enjoyed by purchasing Hilton timeshare. These top class facilities and other features provided in more than 28 associated resorts in numerous vacation destinations like Las Vegas, Orlando and Honolulu. Holiday home and villas are some of the obtainable units that offer lavish comfort and hospitality that have made the Hilton resorts and Hotels prominent the world over.

Purchasing the Hilton timeshare is your ticket towards the enjoyment of these extensive facilities that include uniquely designed villas with 1 to 3 bedrooms, ideal for your private or family holiday. The coziness of home enhanced by tranquility is some of the qualities that have been given top priority by the Hilton series of hotel and resorts.

Ownership of the Hilton timeshare will entitle you and your family access to recreational features like the children's pool, the elevated pool, outdoors spa, Gymnasium, golf courses and croquet lawn, games courts, and eatery, bars and grills. For adventure lovers, there are expansive jogging and walking trails to ensure your physical wellness and that of your family. This means there is something for everyone in the family.

The Hilton timeshare is a great money saver for holiday planners. Each Hilton timeshare is linked to RCI, which enables you to buy your membership with the exchange firm. This gives you the convenience and simplicity of trading your Hilton timeshare at a later date, should you desire to swap it for another timeshare property.

The other great benefit of enjoying your Hilton timeshare is the close proximity of your vacation dwelling with the souvenir stores and shopping malls; these are easily accessible due to the Hilton hotels strategic locations in vacation destinations.

## How To Get Most Out Of Your Timeshares

There are also H honors enjoyed by Hilton hotel timeshare owners, this is a Hilton hotels popular reward program. The advantages of this program are the awarded points that can be used to enjoy extended services like auto rentals, cruise, flights and many more opportunities provided by the Hilton. To find more information about the opportunities honored by the Hilton timeshare, get in touch with your trustworthy local timeshare consultant, agent or dependable time share developer.

These points can be earned and used for exclusive merits at the more than 2000 participating Conrad, the Doubletree, the Embassy suite hotels, the Hilton Garden Inn, the Hampton Inn and Suites, and even Homewood Hotels. All these inns and hotels are located in different areas of the world that you might desire to visit. Hilton is a large company and its immense network of connections will ensure that you truly enjoy your Hilton timeshare along with other air carriers, auto rentals, cruise and related services provided by its associates.

You can search for your preferred Hilton timeshare by resort, location, city, country or state, or even timeshare resales and exchanges over the internet.

Hilton timeshare ownership is very accommodating because it can be swapped to other timeshare resorts around the world with an enormous number exceeding 3,700. Should you feel like selling your Hilton timeshare, then there are many channels that you can use to increase the exposure of your offer advertisement.

Ensure that you are receiving good and all-inclusive selling approach; if you hire a timeshare developer to assist you sell your Hilton timeshare without upfront charges and appraisals. If you own a deeded Hilton timeshare property, this can be inherited or passed on to members of your family, be it your husband, wife or children.

Investing in the Hilton timeshare is indeed a smart investment decision, this is because you are paying the price of a typical hotel stay in the years to come and also own a lavish condominium offered by the Hilton Grand Vacations Club.

So, whether you are a ski or sea lover, your whole dream requirement is fully covered by the Grand Vacations of the Hilton Club through it's provision of top class Hilton timeshare packages.

## How To Sell Trendwest Time Share

If you own Trendwest timeshare and you would like to sell it, there are numerous of factors you are supposed to consider before making clean your move. You need to know that, as the owner of the unit, you have complete power over the unit, you can choose to turn off prospective buyers or you can decide to persuade them. As a Trendwest timeshare property owner, you need to be trustworthy, confident, and unbiased to sell.

Trendwest Incorporated is the marketer and developer of the popular Worldmark club, the Trendwest Company buys and develops holiday home properties and then passes them over to Worldmark, a not-for-profit joint benefit entity that owns runs and takes care of the resorts. In return, Trendwest upholds the special rights to market and sell the Worldmark vacation ownerships.

When you sell Trendwest timeshare properties, you are better of maximizing on the set of timeshare sales: the season, the price, and the location. When you have a hotspot location to sell the Trendwest timeshare property, you can set a high price for it. Selling Trendwest properties in the state of Oregon is somewhat less expensive than selling Trendwest timeshare property in Hawaii. Accesses to conveyance, security and recreation facilities determine timeshare property worth as well.

The location and period of the season to sell Trendwest timeshare properties is also essential. low peak seasons definitely mean the unit price is lower. People mostly sell their Trendwest timeshare properties at low prices during off peak seasons just for the sake of avoiding the properties maintenance charges. The higher the number of owners occupancy in a given calendar period of a timeshare property, the more widespread are the costs. Similarly, come peak season, sellers hike the cost of their Trendwest assets.

This means that the price to sell Trendwest timeshare properties is depended on the previous two elements. However, besides determining the property value based on season and location, one can set base price for the unit per se. Thereafter you can reach on the correct price to sell the Trendwest timeshare property by adding the expense incurred and a percentage for a little profit. That should give you the selling price of your time share property unit.

## How To Get Most Out Of Your Timeshares

Having considered these essential elements, it is the moment to trade your Trendwest property via marketing. As a seller, you play the role of a middleman between the buyer and the owner except if you are the owner in which case you will be making direct sale. As a middleman you can choose to work on a flat fee rate or commission for your service.

Your next move will be to look for buyers of the assets you are trading. In most cases it's the attracted buyers who seek out real estate sellers to purchase the timeshare properties they're interested in. Diligence and patience are required of you to be able to make good your sale of the Trendwest timeshare properties to prospective buyers.

The internet offers the best medium of reaching potential buyers. Internet marketing is in full gear right now. Establishing a website that advertises your timeshare property on sale, is a great way of attracting potential buyers. As the timeshare property owner, you are able to sell your Trendwest timeshare via a realtor. But opting for this choice might make you pay more in terms of agent expenses and fees. That would ensure that you stand a better chance of selling your Trendwest timeshare units. Alternatively you could hire an agency to take care of the matter, but similar to the agent, you may have to wait for some time because some agencies increase your suggested price so that they can obtain a percentage of the sales.

Irrespective of the reasons, when you decide to sell your Trendwest timeshare properties, your major aim is to get the best possible price and fast, legitimate closing. But you need to understand that for majority of sellers, the two don't often happen.

The truth of the matter is, most owners who buy new timeshares usually get very little of the initial sales price when the time comes for them to sell their Trendwest timeshare properties. The essential thing for you is that once you have decided to sell your Trendwest timeshare property, ensure that you get a suitable end of the deal.

## The Benefits And Disadvantages Of Owning A Timeshare

Almost everything we come across in this life has attached advantages and disadvantages; the challenge is weighing them and forming a conclusion. The same scenario holds true when it comes to the timeshare sector, whether you're buying or selling. You are required to seriously consider all options available prior to reaching a concrete decision.

Let's first focus on the advantages that come from owning a timeshare, before switching to the negative. It's pretty obvious that the most cost effective way of buying a timeshare is for holiday use rather than purchasing the property for your own purposes that may mean you use it only once or twice annually. Most holiday properties are priced at above US\$200,000, so, unless you frequent the place, it may not be worth it. You could possibly stay in a five star hotel for each and every holiday to come and end up spending less that you would in the latter option, leave alone the additional cash you may have to cough for taxes, property maintenance, and possible landscaping. The usual cost of a timeshare is around US\$ 10,000, or a little bit higher when you incorporate all the additional fees that owners share.

Besides saving money, which is very essential to any buyer, you also get the chance of spending your holiday in a domicile similar to yours, other than spent your precious time in a stifling hotel. Majority of timeshare residence are at least two bed roomed, fully functional kitchen, and two bath rooms at minimum, wash rooms, and dens. That makes it similar to a home stay, the only difference being the location. Timeshare holiday homes are fully furnished, and some offer the luxury of a personal swimming pool.

Timeshare properties also saves you the worry of maintenance, because all you have to do is pay for the monthly fees and have all that work taken care of by someone else. If there is a timeshare property manager present, then you don't even have to bother about finding staff, just part with part of the bills.

When you have a timeshare property, you simply forget about the hassles of getting reservations, or the difficulty of deciding your holiday destination in your annual vacations, because you all that is taken care of and all you have to do is pack up and go.



## How To Get Most Out Of Your Timeshares

On the downside, timeshare potential buyers and timeshare owners are often targets for scammers that mean you have to be on high alert all the time when dealing in timeshares, until all the legalese and paperwork is fully taken care of. Remember that you are obliged to cover monthly charges on the timeshare. This can be hard to meet sometimes, more so if you have the responsibility of other monthly liabilities.

Timeshares don't appreciate in value over time, so, should you decide to sell yours, you should anticipate getting half of your original investment. This disqualifies timeshares as an ideal investment option. You can also be limited on when and how you use the timeshare, and if you didn't take adequate time to read over the fine print of the contract, you could possibly end up in trouble. This can be a situation where you are only able to use a timeshare in November, just imagine how that could be, not a very nice thing to do.

This means you have to be extremely cautious when buying timeshare, the above points should serve to help you stay informed if you ever decide to purchase timeshare for your holiday needs.

## Timeshare Presentations: How To Survive?

Timeshare presentations are not bread and butter sessions; they can be harrowing like nothing you have ever witnessed in life. The horrible part of it is seating through the presentations - Phew! Wish you never attend one. It's worse in comparison to buying a second hand automobile from a car dealer; timeshare presentations are traumatic because of the cash at stake. For those who have never attended one, timeshare presentations is nothing more than sales pitch set-up by the timeshare company to compel people to purchase their timeshares.

It all starts with an innocent invitation that offers you a costly gift in return to attending the presentation. This makes you attend the presentation fearing no harm and also expecting a freebie in return, you only realize later that you have done one big mistake in your life when you are made to seat through the excruciating presentation. You also discover that the free gift offer was only a trick to make you attend as you are put through total pressure selling techniques. The presentation will normally take ninety minutes and could even go to the excess at some point, when the organizers feel that their goal has not been achieved.

When the presentation ends, the sales representatives will surround you and inquire whether you have any questions to ask. They will pressure you excessively to either commit yourself or sign some paper before departing from the presentation venue. When you prove a hard nut to crack, the timeshare company manager will approach you with an irresistible deal. Sometimes the deal could become so hard to resist. That means you have to go mentally ready to stick to your no and nothing else whatever the trick used. Make it clear to them that you already have spent your quality time and you can't be ready to waste any more. You can as well feign an excuse like you have an urgent and important appointment somewhere and you need to leave urgently. REMEMBER to ask for your promised gift before departing.

The managers and their canny sales team will in most cases witnessed try their level best to secure your signature by offering you a number of well designed offers, stick to your no and make it sound loud to your mind so that you don't succumb to their trap. Reinforce your resolution and don't waver. State clearly and politely that you are not going to purchase the timeshare however enticing. You should also tell them that you need time to make up your mind

## How To Get Most Out Of Your Timeshares

and ask for their contacts so that you can later notify them of your decision. Make it clear that you will not entertain any courtesy calls and or e-mails.

Another good defense you can use is to tell them you have friends or close family members that own timeshares in those locations and you don't have to purchase a timeshare. You can also put them off by telling them that your reason for coming to the presentation was because of the free gift or that you just wanted to learn more about timeshares and it may be too early for you to make a decision to purchase a timeshares. You could also say that you are not a regular holiday maker and would therefore vacation each year without necessarily going to the same location annually in your vocation lifetime.

You can never run short of excuses to get yourself an easy escape, you can tell them that your current financial position is not favorable for that kind of investment or in the near future. Your mental preparation is therefore very important towards surviving a timeshare presentation. So, if you receive one of those free gift offers, you know better what is coming your way.

## The Concept Of Time Share And Time Share Rentals

A completely novel concept of resort management was invented in the early 1960s. This idea in the resort industry sector curved the way for an increased gain in revenue and led to the revolution that followed later.

This novel idea motivated many other resorts all over the world and paved way for the US\$ 9 billion yearly overall sales of today. Almost 5000 resorts worldwide have joined the bandwagon of timeshare industry from then. This new concept is timeshare. Developers of resorts now give their visitors to the resort owner, with a week's time as opposed to the idea of guest with limitations and restrictions.

That enables clients to become resort owners for a week's duration. The week is covered in a deed similar to a real property deed; this is because time shares are regarded as real properties. Their clients usually find the offer very appealing even if the ownership would cover seven days annually.

Clients/patrons become resort owners through the purchase of timeshares. Back then resorts were not just holiday homes but they were turned into timeshare resorts. They then became real properties owned by the owner of its timeshares. The person that invented this idea, a resort developer in the French Alps, revolutionized the resort industry by making it tenfold wealthier and livelier as a result.

The timeshare industry has become more active with adaptable schemes in property ownership and the usage of timeshare deeds. Timeshare holders now have a variety of options to choose from. Below are some of the usage options currently available to the timeshare owners;

- a) The timeshare owner can use it.
- b) Timeshare owners also have the option of advertising it as time share rentals.
- c) The timeshare deed is transferable and could be passed as a present to family members and friends.
- d) Timeshare owners have the option of internally swapping the timeshare under the cover of resort group.

## How To Get Most Out Of Your Timeshares

e) Timeshare owners also have the choice of externally swapping the time share with other resorts that number to thousands.

### **Rentals of Timeshare**

From the above five options accessible to timeshare owners, time share rentals have proven to be the most lucrative for timeshare owners. The reason - timeshare rentals are very appealing to adventure seekers, travelers, and vagrants that need accommodation with minimal cost or expenses.

It is this same market that timeshare rental owners are targeting. Timeshare rentals are easy to acquire from the net and a traveler would have no problem keeping their accommodation since it's a timeshare rental. Timeshare rentals give potential customers/travelers the opportunity of staying in a series of 5 star resorts, luxurious hotels, or resort condominium without reliance on what's specified on the timeshare deed.

Timeshare rentals offer affordable rates than a standard resort fee that are normally charged by resorts. Their rates are much cheaper than what people normally pay at resorts. Customers such as travelers are able to save considerable amount of money.

### **Timeshare rentals on cyberspace**

There are sites available on-line that advertise timeshare rentals. Prospective clients are able to save significant amount of money if the classifieds come straight from the timeshare owners. Timeshare rentals are apparently hundreds of bucks cheaper than what one would normally pay for the ordinary rent for a resort.

Owners interested in advertising their timeshare rentals can list them in existing websites. The benefit of this is the simplicity of promoting and monitoring. Sites can also allow owners of timeshare rentals to conduct daily supervision and promotion of their timeshares rentals to hundreds or thousands of potential customers. Study shows that a large number of potential buyers or travelers turn to the net to check for the availability of timeshare rentals.

## How To Get Most Out Of Your Timeshares

Listing costs are cheaper in comparison to payment of maintenance charges. Listing of timeshare rental is also strategic for owners in targeting a definite audience for their timeshare rentals. On-line listing of timeshare rentals offers common benefit to the adventure seeker, vagabond, and travelers. Such people would be offered with various options for their accommodation needs. Such a case would therefore enable them to browse through the available options and select affordable accommodations they can find.

## Companies Offering Time Shares: Channeling Time Share Deals

Time share companies are designed to assist you locate time shares that suit your desired holiday needs, be it to rent or sell the time share you currently own. They also assist prospective buyers locate a time share that they want to rent or buy. Most of the legitimate and well reputed time share companies can assist a client do the bargaining until a deal is closed in an efficient manner.

Once the idea of time sharing got established, time share companies started to multiply in number due to the similar high demand for time share services. It can be challenging if not tricky to transact or negotiate time share deals between renters or buyers and time share owners without the involvement of an intermediary. The intermediary that provides assistance in these processes are the time share companies, they will locate time shares that fit your specific and unique needs and also ensure that everything is legitimate. Time share companies know that holiday breaks from the normal working environs are essential to everyone. With the high pressure lifestyle of modern times, holidays are a blessing to many people who want an escape from their busy, programmed schedules.

Time share companies are aware of the wanting state of the economy and the fact that holidays are not a luxury anymore these days, but a necessity. People are also looking for lavish yet pocket friendly vocations. This makes time sharing the viable solution where first class resorts around the globe provide time share package that give them the opportunity to enjoy best that both world have to offer. Comfort and fair price are two most highlighted qualities of holiday properties that time share companies are basing their advertisement on.

Great discounts and other incentives are available when you deal with reputed time share companies, just by accepting to listen to a presentation of a time share resort. Destinations exists that offer time share condos for as little as US\$50 per night. Time share companies are also the best place you can start your search for time share property that you want to buy or rent, or even sell it if you desire to get your time share in a resale through the time share company ads program. For a potential buyer, you can easily locate attractive time share

## How To Get Most Out Of Your Timeshares

packages offered by the time share companies. This is simplified for you, because the time share company will base the listing they give you to the definite requirements you make.

You will be asked to name your desired vacation destination e.g. Aruba, Hawaii or the Caribbean, and the preferred unit type you wish to own for a determined duration along with your budget. The information you provide will therefore guide them into properly assisting you. Time share companies are a great help to people, more so prospective buyers and renters. Majority of time share companies center their attention on services such as selling, advertising and renting of time share packages. Time share companies mostly provide time share packages for long term duration starting from 32 to 50 years, long duration sales are what in reality puts time share companies afloat. There are also many more that provide friendly rates for short budget time share buyers who prefer short term sales of 2 to 5 years only.

Time share companies will assist you quickly find the best holiday sites and ideal time share packages so that you can have maximum fun in these holiday destination. You will also find nice bargains from respectable time share companies; this is made possible by their broad networks and associations with other time share exchange companies like II, RCI and also time share resorts. It is advisable that you only trust reputable time share companies. This is because there are many fraudulent time share agents and agencies that will not hesitate to defraud you given the opportunity. You are therefore required to be very cautious when dealing with new time share companies you come across, the rule of the thumb here is "Run background survey of the company first" before you entrust your money into their hands. Doing this will ensure that you remain safe, hence you get a clean investment that you can be proud of.



## What Is A Timeshare?

I hope you are not headed for your Webster, if not, then don't even bother to consult Mr. Google because I'll do it for you right here and now. So, let's unleash it, Timeshare to the greatest of laymen amongst us, is defined as a portion of property shared or split among a number of owners, simple. At least we have an idea now, so we can proceed. This kind of property sharing involves among other things the cost of managing and maintaining the property or properties. Though large percentages of timeshare properties are condos, it shouldn't be surprising if you discover motor home timeshare, hotel time share, cruise timeshare or even campground timeshare.

Options are increasing each passing day. But where did this idea come from? The concept of timeshare property is credited to Europe of 1960s, it's noted that property rates were soaring at that period, making it difficult for people to pay for full time vacation houses. This scenario led to the ownership sharing concept which proved ideal for most people because it significantly reduced the costs of conservation and other related charges. It also served to enhance the wealth of real estate developers, because it presented them an opportunity to easily market and sell properties to large numbers of people. The vital point to remember about timeshare though, is that timeshare properties are owned by a number of individuals with no close ties, e.g. a standard home ownership.

Timeshare is also defined technically as property whose owner has definite time to share with you and possess in a property. But because many more properties are being turned into timeshare, accommodating timeshare alternatives cannot be tossed out the window. Adaptable or flexible timeshare gives owners the choice of selecting more than a single timeshare destination plus more than one particular time of the year.

Most timeshare properties are located in warm and temperate destinations e.g. Florida where majority of people favor as vacationing locations. They could also be found in cold weather destinations especially in the vicinity of skiing resorts. Timeshare properties are usually fully furnished and majority are either two or three bed roomed with a number of shower rooms, kitchen and entertainment room. Don't be surprised if you encounter timeshare properties that

## How To Get Most Out Of Your Timeshares

offer indoor or outdoor swimming pools. These features are increasingly becoming common of many timeshare properties these days.

The classic period of a timeshare possession unit is a week at minimum. Prices vary depending on the different time of the year that you own the timeshare. The best example to illustrate this is the fact that rates of timeshare ownership in April in Florida are lofty than in August. So timeshare ownership rates can be said to be season and demand depended. In some resorts you'll find color coding tailored differently for different seasons and demand for that particular season. Red could therefore be used by some resorts to indicate high demand, and the corresponding price for that timeshare will be higher for that season.

Timeshare are also inheritable, which means parents can pass it to their kids just similar to any other real estate property. That makes timeshare property ownership a great investment option as well as great vacation. Majority of people rent their timeshare property to others when they're not using it themselves.

This gives them twofold benefit, first, they earn rent and second appreciation of the unit as time passes. You should also note that timeshare properties are tradable and could be swapped with other properties in many cases. Timeshares being season and demand driven also means that while owners of red season timeshare properties could find it easy to exchange their timeshare units; it may be difficult for owners of low season timeshare units to do the same with theirs and get high demand timeshare unit in exchange.

Time shares could be bought through financing, but most of the resale properties bought through the individual owners are paid in cash. Timeshare maintenance costs, management costs, swimming pools and the tennis courts maintenance costs are covered by timeshare owners. Fees differ and it's a good practice to inquire first before purchasing a timeshare.

Timeshare properties come in many types; examples are fixed week, the deeded timeshare, and the fixed unit timeshare, all of which allow you to own them at particular time of the year. There is also a floating time agreement that offers you flexibility in terms of dates that you wish to use your timeshare. Reservations are on first come first serve basis as many timeshare owners would prefer that option. Your rights to use timeshare are limited to leased timeshare. This gives you no more rights after your lease period elapses.

## **Sell A Timeshare: What You Need To Know**

The idea of owning a timeshare is not a new one, but over the years, the concept has changed. One used to think of a timeshare as a house on the beach or in a resort area that was owned collectively by a group of people. In addition, it meant going to the same place every year and quite likely at the very same time every year. That concept has now changed, and many people are buying timeshares with companies who offer them in a variety of places. The single owners' variety of timeshare property is almost outdated.

The modern concept of the timeshare is for companies such as Fairfield Resorts and Westgate offer timeshares in luxury hotels with all of the amenities to make your stay comfortable and relaxing. These types of timeshare are often scattered across several states or in several different resorts, allowing the owner to choose where he wishes to send his portion of the timeshare package that year. Of course, unless you plan your time early in the season, you are likely to find that you do not have a very diverse selection of times in which to utilize your allowed weeks. For those who are limited to the summer for vacation, this may be a problem, but for others who can choose winter or fall vacation, it may not create a problem.

It is certainly important before one enters into the business of buying timeshare property to sell that they know and understand the concept of a timeshare. After all, if one does not understand the concept of what a timeshare is and what a buyer seeks in a timeshare, one can certainly not be an efficient and productive seller. A buyer can view things from the eye of a buyer without thinking beyond that, but a seller must be able to view things from the prospective of the buyer in order to know what a prospective buyer may want. A buyer needs to feel confident that the seller is knowledgeable and can answer his questions truthfully and without hesitation.

All potential sellers of timeshares should learn everything they can about the market from both a buyer's and seller's point of view. By doing this it will provide you with the knowledge that is needed to earn the confidence of a potential buyer and increase your chances of making the sale.

## **Sell A Timeshare: Sales Tactics For The Individual**

In today's economy, we often think of timeshares as being handled by corporations that have bought out entire hotels to be sold as timeshares, this is not always the case. Sometimes the seller may be an individual who has a home in a resort area that he has broken into "parcels" of a sort and sells to other individuals.

When you are the timeshare seller looking to sell parts of your vacation home as timeshares, you have to be sure to know the type of people with whom you are dealing. Selling a timeshare is not as risky as renting out your vacation home for a few weeks a year because people who own a portion of a property are going to take care of it as their own. On the other hand, someone who is only going to be there a few weeks and may never return is not going to think a great deal about it. That does not mean everyone who rents a house for vacation does that, but it is just less common when one buys into a timeshare.

For you, the seller, you must form a rapport with the buyer if you are going to sell parts of your property as a timeshare. In order to do that, you must understand individual needs and know how to conduct business in a professional way. You want to be able to give your buyer confidence that he is getting a fair price and make sure he knows what he is getting for that price.

One of the most important things you need to stress to your buyer is how many weeks are allowed for what he is buying and if there are certain weeks that he is allotted. This is important for the buyer to know because if you are selling a timeshare that only has the last two weeks in August left, and your buyer is required to take his vacation in June or July, he is not going to be interested. In fact, he will be highly upset if he buys into your timeshare and finds he cannot take vacation in the weeks that are open on the timeshare. Be up front with your buyer and do not assume that everyone can choose when they take their vacation.

## Sell A Timeshare: Advertising And Networking

Like any other sale-oriented enterprise, selling timeshares involves reaching those who are interested in your product. How one chooses to do that depends on several factors:

- Where the timeshare is located
- The amenities of the timeshare
- The location of the timeshare
- The type of timeshare facility (apartment, hotel, house, condo)
- The advertising budget of the seller

Most of us have at one time or another received offers in the mail to visit a resort for a free weekend get away in exchange for listening to a “sales presentation.” Though some of these are advertisements for vacation homes, a great many of them are timeshares. For the seller, this is a way to gather large groups of people together at the same time, much as the concept that is utilized within the world of network marketing. It is more cost effective to make a sales presentation to twenty couples once than to present it twenty separate times.

Another benefit of the weekend getaway concept of sales and marketing is that it allows the couples to look at the timeshare and make an informed choice about investing in it. On the other hand, the seller must be careful that the accommodations for his guests are suitable or he will not be able to recover from the potential loss. If your timeshare is a hotel setting, it is important that the weekend guest have the best you have to offer. This concept has often failed because of the failure of the timeshare staff in assuring that the weekend guests were treated elegantly.

Although not the only marketing concept that is used, the weekend getaway is one of the most popular, and probably the most effective in drawing in potential buyers. After all, it gives the couple not only an opportunity to get away for the weekend without spending much money, but it allows them a chance to “try out” the timeshare and meet with other couples and form an opinion based on a collective discussion. For this reason, it is important that the guests have the best accommodations you have to offer because if they are unhappy, their opinions will be biased and based on their experience for just those few hours. The result: you have lost a potential sale. The key is if you want to use this marketing method, use it wisely and effectively to obtain the best results.

## Sell A Timeshare: Locating Interested Buyers

One of the biggest jobs a salesperson in any field has is finding customers or buyers for his product or service. In many industries, this is a fairly easy task, but in the timeshare business, it can be a volatile market because of economic conditions. One must keep in mind that a timeshare is not a primary residence, but an accommodation where a family can spend one or two weeks per year, depending on the timeshare contract. As such, it is considered in the category of luxury for most people. During economic hardship, this can be disastrous for someone trying to make a living selling timeshares.

For a business or individual offering timeshares, the key is always in the networking aspect of marketing. In reality, this is true of any type of business that offers goods or services. In order to sell a product or service, one must network in order to locate those interested parties. For the timeshare seller, this may be a different process. As a seller, you want to discourage those who will not be able to qualify, especially if you are offering a weekend get away package to encourage potential buyers. As such, you will notice on brochures that have already been prepared for this marketing tool, it usually states that it is for married couples with good credit. Though this may sound harsh at first, it will save you time since you will not be wasting your time and money on those who do not qualify and are just looking for a free weekend. Of course, you will still find those, but the inclusion of the qualification factor in the invitation will send the message to some of them.

For the most part, you want to direct your marketing efforts to homeowners. Some of the reasons you might direct your efforts in this direction include:

- Employment stability
- Credit worthiness
- Sufficient income
- More likely to be couples and families than with renters

The purpose of networking is to draw in as many potential buyers as possible, but at the same time inviting those whom you feel might actually be inclined to be interested and qualify for the purchase of a timeshare. You do not want to waste your time or theirs pitching a sales presentation to someone you know either is not interested or does not qualify.

## Sell A Timeshare: Approaching A Potential Buyer

Each of us has had the feeling of being followed by a salesperson in a store or of the persistent sales or telemarketing representative that will not accept a negative answer. We avoid them as much as possible, don't we? These are high-pressure sales pitches, and they do not usually work. In fact, the only time they do work is in the rare case where you are able to speak to the weaker party who will often buy something just to get you off the phone or away from their door.

Although the high-pressure approach may work when dealing with small ticket items, it is not likely to work when trying to sell a timeshare. This may be the result of any number of reasons including:

- The couple has only begun to consider buying a timeshare and is uncertain about it.
- The couple never intended to buy and just answered your advertisement for something to do.
- The couple has good credit but knows they will not qualify because of their debt ratio.
- The main breadwinner just began a new job or just got laid off.
- You have a couple who will not succumb to high-pressure sales pitches.

Whether your sales presentation included a weekend get away or just an afternoon meeting, you want to be certain not to come across to your potential buyers as "pushy." The timeshare market is very competitive, and if you trying to sell your program to someone who is just "browsing," you do not want to use a high-pressure tactic. Those who have only begun to look want o just look around before deciding where or if to buy, and if you attempt to sway them in any way, they will not buy from you even if they decide to buy a timeshare – they will go to your competitor who is less pushy.

To make the most of your marketing efforts, make your presentation, answer the questions that are asked, and back off. Anyone who is truly interested will let you know. Remember, some people you approach are only curious what they can get for their money, but you do not want to scare them away by attempting to force them to make a decision. Let them take their time, and you will receive the best results.

## Sell A Timeshare: How To Spot An Interested Buyer

It is sometimes difficult to separate the interested buyer from those who are just gathering information or even those who did not have anything else to do with their day and were “curious.” The seasoned salesperson has learned by experience which person is likely to be seriously looking. One of the key elements in becoming a good salesperson is learning to be able to do that so that you do not appear to be pressuring anyone so that they leave thinking you are the pushiest salesperson they have ever met.

The interested buyer is most likely one who appeared interested throughout your presentation. He may have questioned things you said during the presentation and has recorded notes for later referral. This potential buyer will probably approach you after the presentation with many questions about the property, and appears interested in all of the amenities. He may even question you about policies on reservations for your weeks and if there are other locations available that he can use.

The interested buyer has already completed his homework and knows what to expect from a timeshare in general terms; he just needs information about what you or your company can offer that may differ from others he has seen. It may not take much to make the sale, but you want to treat the buyer with care. He may be looking at our timeshare program because he is not happy with the one he has, so you want to have your eyes and ears open so that you can sense his wants and needs.

When you have an interested buyer, it will not be necessary to call him after the presentation. Certainly, it is acceptable to make one telephone call to your attendees to see if they received all of the information they needed, but do not continue to call unless you are asked to do so. If the couple is interested, they will contact you to receive more information and arrange to buy the timeshare. Remember, there are others within your network of potential buyers, but if you spend too much time on those who may not be interested, you neglect those who are. Your plan of action should be as follows:

- Extend the invitation
- Accept the reservation



## How To Get Most Out Of Your Timeshares

- Make your presentation
- Acknowledge and meet briefly with attendees
- Make one follow up call

## Sell A Timeshare: Prequalifying An Interested Buyer

No matter whether you are a salesperson with a company who makes sales presentations for their timeshares, or an individual owner who has timeshares for sale, the expected outcome is the same: you want to make a sale. You want to have some assurance that your interested buyers are not wasting your time, knowing they will never qualify. Unless you have a bank or someone in the financial business that can buy lists from the credit bureaus for you, this may be difficult.

How do you pre-qualify your interested buyers if you do not have a list of qualifying participants based on credit information? One thing you can do to avoid taking time on someone who does not qualify is take your interested buyers and give them a questionnaire (mini-application) to include pertinent information such as:

- Name and name of spouse
- Address
- Social Security Number (needed for credit check)
- Telephone number
- Employment information

Firmly but professionally explain to your buyer that if they apply for the timeshare, this information will be necessary, and that you are trying to save time for both of you by making sure they qualify before going any farther. In most cases, an interested buyer who knows he will not pass even pre-qualifying criteria will admit they will not qualify or simply pretend to change their mind so that they do not need to provide the information that they know will disqualify them anyway. By doing this, you can concentrate your efforts and devote your time to those who have a chance of actually buying a timeshare.

Of course, even before you speak to an interested buyer formally and do a pre-qualifying questionnaire, you can talk to them informally and gather some information that way. You would be surprised how much information people actually tell you in an informal conversation that will tell you whether you should spend any more time with them. If the buyer mentions he just was laid off from work, or mentions that he has certain derogatory information on his credit report

## How To Get Most Out Of Your Timeshares

that you know will not pass the company criteria, then you need not go any farther with him. You simply need to gently remind him of the information he provided and let him know that company criteria will not accept that as qualification for a timeshare. If he insists on going through the process, and some will, do not become upset over it, but rather, take his application but concentrate your efforts on those you know have a chance of qualifying.

## **Sell A Timeshare: Helping Your Buyer Make A Selection**

Depending what you or your company has to offer, you may need to help your buyer accept a plan or unit that is right for his circumstances. The process of doing this involves finding out what he expects to receive for his money, who will be vacationing with him, what kind of amenities he wants in a timeshare, and whether there will be children and the ages. You do, after all, want to cater to your buyer's needs because in the competitive timeshare market, failure to do that will send your buyer to a competitor who is willing to provide what your interested buyer wants or needs.

When helping your buyer select a timeshare, do not attempt to mislead him. If he wants something you cannot provide, tell him the truth and let him decide how important that is. If he likes the rest of the amenities, he may overlook something you cannot provide, especially if it is minor. In some cases, you may even be able to accommodate. For instance, if he wants a refrigerator with an icemaker, and your units don't have icemakers, perhaps on his weeks there, you can provide an icemaker for his unit, or if he will always be staying in the same timeshare as some people do, you may want to change the refrigerator to one that has an icemaker to make the sale.

On the other hand, if your buyer has four children and a wife, and his brother, wife, and their two children always go on vacation with you, and you do not have more than three bedroom units that will not comfortably accommodate ten people, be honest with him, even if it means recommending a timeshare that can meet his needs. He will respect you for it and recommend you to someone who is looking for what you can offer.

The most important thing you can do for the interested buyer is help him and his family find the timeshare that will make them happy and give them pleasure on their vacations. Do not try to talk them into something you have just to make the sale unless your buyer is willing to compromise. Offer him something else, and let him decide if he is willing to accept that instead of what he had already decided.

## **Sell A Timeshare: Finalizing The Sale**

Like any other purchase, finalizing the sale of a timeshare is the most important step. Your buyer needs assurance that he has made the right choice and is not going to regret it after his first vacation time. During this process, you want to confirm with the buyer that you have met all of his needs and that he is happy with his choice.

Just like a real estate agent when buying a house, your buyer wants you to be there to hold his hand along the way. He may have other questions that he needs to have answered, especially if he asked for something special that you had told him you would provide. If this is his first timeshare purchase, he is probably nervous, and may even be wondering if he will be able to afford to make the payments along with his other obligations. Although you may not be able to answer that for him, you can reassure him that he is getting a good deal for his money and that it will be much cheaper than spending his family vacation in a hotel and having to eat out three times a day. If the timeshare offers washers and dryers in their units, you can also remind him of the price for doing laundry in a hotel or having to tote dirty laundry home from vacation and spend time and money doing all that when arriving home.

If you handled the sale with the use of a real estate agent, you want to make sure that everything was done to your specifications and that of the buyer. Confer with the agent to make sure that everything outlined in the sales contract was explained to the buyer and that there is nothing additional that the buyer expects. Of course, the buyer should have read before he signed, but sometimes things are overlooked, and as a seller, it falls on you and not on the real estate agent if something is not clear. It is important for any discrepancies to be clarified before the purchase agreement is executed.

Remember, the best advertising is word of mouth, and if you take care of your buyers, they will recommend you to others who are looking for a timeshare. On the other hand, if you disregard their needs and desires, you will not only lose a potential buyer, you will lose other potential buyers as well.

## Sell A Timeshare: Pros And Cons Of Using A Realtor

Everyone who has ever sold a piece of property faces the dilemma of whether to sell it himself or herself or through a realtor. It can sometimes be a difficult decision to make, especially if you are looking to make a decent profit on the sale of the timeshare. It may be somewhat like a house in the makeup, but you have several people buying into it, and if you have a great many partitions open, selling through a realtor may not yield much of a profit after commission.

Depending on your experience and the amount of time you have to devote to selling the timeshare, as well as how many owners the timeshare has existing, it may be economically feasible to use a realtor for a number of reasons.

- Advertising is included in their commission.
- They have access to large networks to reach interested buyers.
- You do not have to worry about doing any of the paperwork.
- Communication is between you and the realtor, so you do not have to deal directly with the buyer. This frees your time to take care of other business.
- A realtor is better able to pre-qualify buyers.

For the timeshare manager or seller, having a realtor take care of everything can be a blessing. Of course, for the companies who make a business of selling timeshares, this may not be feasible since their wide-range marketing and networking efforts tend to reach a great deal of people already with the weekend getaway packages. However, for the sole owner who has little time or the timeshare owner who is trying to sell the remainder of his timeshare, it is a better choice.

Selling through a realtor does not come without its disadvantages though.

- Commissions that reduce the seller's profit
- Lack of direct communication with the buyer (can be good or bad)
- Lack of knowledge about what the realtor is telling the buyer
- Time delays in renegotiating contract
- Unable to accept direct bid while under contract to realtor

## How To Get Most Out Of Your Timeshares

For the busy timeshare seller, having a realtor take care of all sales and negotiations can be helpful. This is especially beneficial to the individual owner trying to sell timeshares, as he may be busy with other projects at the same time. In addition, in spite of the disadvantages, a realtor knows the market better than anyone else and can negotiate the best price based on what the market will bear at that time.

## The Disney Time Share; And A Wide Array Of Magical Choices!

Disneyland and Disney World are magical kingdoms often visited by both children and children at heart. Both adults and children wish to enjoy a dream vacation at the happiest place on earth and be part in experiencing the magic that Walt Disney has brought to the world. With Disney time share, you are given the chance to make the experience not only a once in a lifetime but a yearly getaway.

When you buy Disney time share, you are going to enjoy Disney vacations in the future year after year for today's prices.

You may enjoy your Disney time share and bring your family and friends along with you at:

Disney Vacation Club at Walt Disney World in Lake Buena Vista, Florida

Disney's Beach Club Villas Orlando, Florida

Disney's Boardwalk Villas Lake Buena Vista, Florida

Disney's Villas at Wilderness Lodge in Lake Buena Vista, Florida

Disney's Hilton Head Island Resort in Hilton Head Island, South Carolina

Disney's Old Key West Resort in Lake Buena Vista, Florida

and Disney's Vero Beach Resort in Vero, Florida.

Disney time share in Disney Vacation Club at Walt Disney World in Lake Buena Vista, Florida that is conveniently located in the very heart of the entire resort. Palm trees surround Victorian style, tin-roofed vacation units bringing the feeling of older Key West to its guests. The resort offers boating marina, launching lake, restaurant, outdoor swimming pool, tennis and



## How To Get Most Out Of Your Timeshares

whirlpool/hot tub. It is approximately a one-hour drive from the beaches of the Atlantic coast and the Kennedy Space Center.

Disney time share at Disney's Beach Club Villas will give you a vacation like no other. Located in Orlando, Florida, you are offered the casual elegance of the resort's units lining the northeastern coast of the United States. It offers comfort and charm with its spacious villas complete with air conditioning, bar and cocktail lounge, child care services, boating marina, conference facilities, exercise center, fishing area, game room, lake, restaurant, outdoor swimming pool, tennis court and cable television.

When you buy Disney time share for a vacation at Disney's Villas at Wilderness Lodge in Lake Buena Vista, Florida, you will enjoy the benefits of a 19th century railroad hotel. The woodland inspired villas offer serenity and amenities like mini or full kitchen, wet bar, washer and dryer, and cable TV. Other features are country store, health club, outdoor swimming pool, Iron Spike room that is famous for its railroad memorabilia and artifacts, and Disney World itself.

Disney's Boardwalk Villas also offers Disney time share. Located in Lake Buena Vista, Florida, the excitement brought about by the mid-Atlantic coast in the 1930's is brought to life by the village resort that is only a walk away from Walt Disney World. You can choose from one or two bedrooms for your vacation abode which has beautiful surroundings complete with child care services, playgrounds, restaurants, outdoor swimming pool and tennis court.

In Hilton Head Island, South Carolina, you can also enjoy a Disney time share resort called Disney's Hilton Head Island Resort. Here, you can relax at cottage style villas covered by a canopy of oak trees. T

The location is perfect with its overlooking view of the island and the Atlantic Ocean that also gives you perfect access to oceanfront beach house, swimming pool, arcade and snack bar, among others. There are a variety of activities in its local program which you can enjoy along with other amenities like air conditioning, laundry facilities, playgrounds, and restaurants.

If you wish to have a trip on memory lane and recall the Key West in the 1900's, you are eyeing Disney's Old Key West Resort in Lake Buena Vista, Florida. There are residential-style villas with beautiful views of waterways, fairways and woodlands. You can enjoy child care services,

## How To Get Most Out Of Your Timeshares

golf courses, playgrounds, outdoor swimming pool and tennis court while staying in a comfortable environment near Walt Disney World. Other features include full-service restaurant, a general store, etc.

Disney's Vero Beach Resort in Vero, Florida has sea side air-conditioned villas that offer first class accommodations and amenities including pool bar and grill, cocktail lounge, general store, restaurants, kid's camp, tennis court and play area.

With your Disney time share, you will enjoy a wide variety of privileges in the coming years' unforgettable vacations.

## **Say Aloha! To Your Dream Vacation With A Hawaii Time Share Exchange**

Among the countless vacation spots around the world, Hawaii is favored by many. Adventure waits for its visitors to enjoy whether you wish to snorkel with schools of colorful fishes or fly over an active volcano. With its main islands Oahu, Maui, Kauai and Big Island of Hawaii, you have endless choices of beautiful resorts that offer Hawaii time share exchange.

### **What is Hawaii Time Share Exchange?**

Hawaii Time Share Exchange or HTSE was formed in December of 2000 owned by Lawai 'Ohana, LLC. Its objective is to control exchange costs and to provide a feeling of Ohana family for their customers when engaging in Hawaii time share exchange. It began by working with Lawai Beach owners and eventually became a full-service exchange company.

### **What are the benefits of becoming a Hawaii Time Share Exchange member?**

As member of the Hawaii Time Share Exchange company you can have on-site office with two representatives for six days a week, personalized service, and Aloha Week or rental program. Hawaii Time Share Exchange also specializes in Lawai Beach Resort and other Hawaiian time share exchanges. They also accept bankings of other properties.

### **Why exchange time share with Hawaii time share?**

If you already have a time share ownership which you have enjoyed through the years, maybe it is high time that you exchange it for a Hawaii time share. Hawaii time share are among the most sought after by time share owners. This is because many resorts in Hawaii offer time shares to enjoy their paradise-like vacation environment and first class amenities. Consequently, Hawaii time share intervals are very popular and cost effective also because of the growing demand of Hawaii time share exchange. Exchange Hawaii time share for another Hawaii time share is a good idea. There are many choices you have among the four major islands of Hawaii.

## How To Get Most Out Of Your Timeshares

After your Hawaii time share exchange, you will enjoy wild dolphin and whale watching, Pearl Harbor tour, sunset tours and other eco-adventure cruise and tours. Hawaii time share owners also enjoy first class snorkeling, scuba diving, sailing, surfing, wind surfing, sport fishing, golfing, biking, climbing and hiking.

The islands are rich in laid-back tropical culture that Hawaii is known for along with the pristine and incomparable beaches that are covered with the beauty of tropical romantic sunset and sunrise. From dusk till dawn, you can enjoy your Hawaii time share after the exchange with the colorful nightlife the islands offer with a local Hawaiian twist.

Here's a list of time share resorts in the four major islands of Hawaii to help you on your quest to exchange for Hawaii time share:

### Oahu

- Imperial Hawaii Vacation Club
- Hawaiian Princess at Makaha Beach
- Kuhio Banyan Club
- Lifetime in Hawaii
- Marriott's Ko Olina Beach Club

### Maui

- Embassy Vacation Resort Ka'anapali
- The Gardens at West
- Hilton Grand Vacations Club at Hilton Hawaiian Village
- Imperial of Hawaii

## How To Get Most Out Of Your Timeshares

- The Makai Club at Princeville
- Marriott Maui Resort Ocean Club
- Marriott Beach Vacation Club
- Maui Lea at Maui Hill
- Maui Schooner
- Kahana Beach Vacation Club
- Kahana Falls
- Kuleana Club
- Sweetwater at Waikiki

### Kauai

- Alii Kai Resort
- Banyan Harbor
- Hanalei Bay Resort, A Quintus Resort
- Lawai Beach Resort
- Kona Coast Resort
- Lea Casa at Casa de Emdeko
- Marriott's Kauai Beach Club

## How To Get Most Out Of Your Timeshares

- Marriot's Waiohia Beach Club

- The Cliffs Club and Resort

- Pacific Fantasy at Pono Kai

- Pahio at Bali Hai Villas

- Pahio at Kauai Beach Villas

- Pono Kai

### Big Island of Hawaii

- Kona Coast I

- Kona Coast II

- Kona Hawaiian Village by the Sea

- Mauna Loa Village by the Sea

- Panilo Greens and Shell Vacations Club in various locations in the Islands of Hawaii.

For you to have more information on Hawaii time share exchange, time share resorts and locations, and on how you can enjoy your new Hawaii time share, look for the complete list of upcoming Hawaii time share exchange deals or foreclosure auctions in the Internet. Make sure to get a comprehensive list of descriptions and details about each property in a resort being offered prior to closing a Hawaii time share exchange deal.

So, if you wish to ride a bicycle down a dormant volcano, circle the island, dive in a real submarine and more, exchange your property ownership to a Hawaii time share now.

## Florida Time Share - Get Some Of The Hottest Vacations

The meek climate, aesthetic beaches, incomparable sunsets, the energizing Disney World, the raging and energizing animal lifespan of ocean World, the Universal Studios and every other characteristics of Florida that adds fun and frisk to both locals and holidaymakers has arrived at Florida timeshares distribute like pancakes. Florida time percentages admitted Megs and millions more to relish the sumptuous modus vivendi only Florida can volunteer.

Other cause is that there are many more resorts which are appended to the tilt of timeshares of Florida. Not only full-grown companies like Hilton, Marriot Ramada, and Disney are providing timeshare hangouts these days. Across the years, hangouts in state have ascended to a sum of 366, about all count in the full country, building Florida timeshare as a groovy industry. It's making itself acceptable for both vendors and tenants or customers of timeshare characteristics.

In center Florida lone, Coconut Palms hangout, Parkway global, Cypress Point, Embassy hangout, Silver Lake hangout, Vistana, Orange River, Westgate holiday Ville and Oasis river hangouts are just some of the hangouts that put up the most breathless timeshare bundles you'll be able to select and relish.

The aesthetic hangouts in center Florida are recognized for their sand like white beaches facing the Atlantic. Most of these lodges bid soft access to best readiness and comforts. Beaches, clubs, Olympian sized and tiddlers natatoriums, tennis, volleyball game, shovelboard and basketball game , youngsters playground, video colonnades, casinos, health club, massage gist, gift and mementos stores.

Addition, hotel suite are highly furnished to fill up your every need including color television, cable TV, , refrigerator, kitchen, washing machine, drier, iron and ironing board, phone, net association, balcony etc. You might agree with the hangout of your alternative concerning this affair.

Eating house\* are bountiful in FL. Steak and seafood eating places are enough along with specialization and exotic culinary art restaurants like Italian and Mediterranean, Mexican, restaurants. In Addition, the admittance to the downtown region is comfortable and riotous.

### **Why to buy Florida timeshare?**

The subscribers of escapade activities in Florida are perpetual. When you purchase your timeshare in Florida, you will be able to relish, letting loose your courageous liveliness in sailing, boating, wind surfing, water-skiing, and other water sports.

Florida timeshare, equal to other divided belongings is comparatively flexible. You might check into several options while deciding when and where to go, and how long to abide to bask, slow down and have awesome fun in Florida.

Florida timeshare hangouts are also placed intimately to the most democratic attractions and holidaymaker goals in state.

### **In purchasing or trading Florida timeshare**

For both customers and vendors, Florida timeshares should be traded or purchased with the aid of masters.

For customers, extremely accomplished and enlightened masters and sales faculty of Florida timeshare can be adjoined in the net or by hook or by crook to find the tilt of timeshare hangouts that suit your holiday essentials.

There are particular bundles for groups like kinfolks as well. Also, there are bundles where hotel adjustments and your Disney, ocean World or Universal Studios are enclosed. Though, customers must note that the cost of Florida timeshares vary depending upon the distinct factors as the vendor delicacy.

If you're a vendor, a timeshare troupe can aid you give the correct cost for your timeshare attribute that can bait a lot of customers to purchase without cutting off yourself curt and suffering your desirable benefit. There are a few that don't ask for charges, assessment tips, and closing price for vendors.



## How To Get Most Out Of Your Timeshares

To trade your Florida timeshare, these companies will aid you in pushing your servicing. Commercializing of Florida timeshare could be made by the net, black and white, direct mail service and telecommerce campaigns. To expose is the key to trade them but publicizing in newsprints and magazines may be very costly. You've the alternative of arranging an advertisement in the net as a maximal exposure.

Acquiring all the essential data on and before trading or purchasing Florida timeshare may greatly aid you arrive at sound decision.

If you're only stargazing of the best holiday preparation, Florida timeshare possession may barely be the solution, so daydream no longer. There are about 7 million time share holders around the Earth who are rather fulfilled with their investment funds. Be among them. Buy your timeshare as Florida's charming and agitating attractions waits for your ideal holiday.

## Enjoy An Exhilarating Vacation, Vegas Style

Various people from different walks batch to Vegas, Nevada year-around. If you'll buy Las Vegas timeshare, you'll acknowledge why many often visit this region of the U.S... It's not merely recognized for the neon lights, incomparable night life casinos, and world class resorts. Now, Vegas is equally more called as of the timeshare conception. With this approximation, both locals and tourists may bask a lot of what Vegas may bid.

As the amusement Capital of the Earth, Vegas, bids the best holiday bundles. It's also addressed as blunder City for the different exalting grades of amusement and merriment it bids. The fairest hangouts in Vegas bids timeshare bundles which will assure your pleasurable part in that part of NV.

Its delectation is fit for kinfolks, line of work convention participants, man and wife\*, matches who wish to espouse, and singles who want to have an avid time in casinos, cabarets, fine dinner, and a lot kinfolk riveted recreational venues. In Addition, you may visit the famous blood-red Rock Canyon, Hoover Dam, end Valley, the fire vale , and mead Lake with your Vegas timeshare.

There are plenty of lists in the net where every Vegas timeshare accessible is based. This is where most citizenry purchase and trade their time portion. Encyclopedic lists are good aims to start hunting down for your ideal Vegas timeshare. These lists may aid you see through images and descriptions from the holiday unit you're concerned in. You'll process lot bedrooms the villa has, with the accessible comforts you may prefer to relish.

A lot of these Vegas time share hangouts are settled on the famous strip or closer to it. These timeshare hangouts offer an ambience that only Vegas can bid which is clearly different from extra holiday goals. There are hangouts that boast a lobby and adjustments that have a present-day style. If you choose the brashness and hex that Vegas is acknowledged for, there are a plenty of additional timeshare hangouts for all.

## How To Get Most Out Of Your Timeshares

There are deals of things you will be able to knock off in the region while basking your Vegas time share. Tourist's draws for both fully grown and babies: museums and headings, out-of-door actions and sightseeing circuits are some of the alternatives you've on your pleasurable stay.

Your Vegas time share can admit trips to tourists attracters like Bellagio art gallery , Museum and Tomb of King Tut ,The Eiffel Tower, Las Vegas's Natural History Museum, Guinness World Records Museum, Art Encounter , Bernard Passman Gallery, Old Vegas Mormonn ,Neon Museum and Estate historical Park amid others. On the daytime, you'll be able to bask your Vegas time share more through with sightseeing circuits which may be bought by your timeshare hangout.

While purchasing Las Vegas timeshare, commemorate that the cost you come across on the catalogue or in the net isn't fixed. The last amount you're going to pay up is an consequence of your direct talks between you and vendor. Most frequently, you will be able to pattern rebate from your talks.

Here is a tilt of Vegas timeshare resorts:

The coach house

The drop-offs at Peace canon

Club de Soleil

Convening Center Drive casino-hotel

Desert Paradise hangout

Diamond hangouts International

Heroic Resorts Club

Fairfield 1000 Desert

## How To Get Most Out Of Your Timeshares

Fairfield Vegas at 1000 Desert

Grandview at Vegas

Grecian islets

Hilton G holiday Club in Vegas Strip

Hilton G holiday Club - Vegas

Hilton G holiday Club in flamingo

The cheat Club

La Quinta lodge Vegas

Lady chance hangout casino

Leisure time hangouts at Vegas

Marriott G Chateau

Danaus plexippus G holidays, Cancun hangout

Superior Palms hangout Club

Peppermill hangout

Polo columns

Polo columns Villas

Ramada G Flamingo holiday room

## How To Get Most Out Of Your Timeshares

Majestic holiday resort

Royal holiday Suites

Sahara Safari Club

Shell holidays Club Desert Rose hangout

Silverleaves Las Vegas hangout

Summer Bay hangout - Vegas

Tahiti of Soleil hangout

Tahiti Vegas

Tahiti Ville

Villas at Polo columns

Westgate Flamingo quest Club

World mark at Vegas (Club)

World mark Vegas

Your Vegas timeshare opens up the doorway to an accomplished queue of harboring and agitating tours, golf, spas, casinos, dining and other Sorts of refreshment. With your Vegas timeshare, you don't only bear the risk to attempt your hands on the coin machine but you'll be able to relish these and more every twelvemonth. Touring and agitating tours, golf, spas, casinos, dining and other Sorts of refreshment. With your Vegas timeshare, you don't only bear the risk to attempt your hands on the coin machine but you'll be able to relish these and more every twelvemonth.

## Enjoying Your Vacation Within And Around The Las Vegas Strip

Las Vegas bears a time share resort which provides exciting offers and chances to people who own the shares of the Las Vegas time. You are offered to make your holiday in Las Vegas and around the location for the lowest prices which can never be compared.

### **Here are certain resorts in the Vegas which offer time shares:**

Carriage House is located a block down the strip club of Las Vegas. It is located exactly in the centre of Aladdin Hotel and MGM Grand hotel. Owing the time shares from this hotel will let you enjoy the experience of the outdoor pool which has warm conditioned water facilities. Well maintained basket ball courts and tennis courts are present which can be enthusiastic for game lovers.

You can choose either kitchenettes or kitchens, complete with fridges and ovens. The rooms are complete and are fully equipped with everything right up to a hair drier and iron and even ironing board.

The peace canyon cliffs give the Las Vegas time share deed owners an elegant and peaceful vacation. It includes a shuttle that is used as transport and can be used several times in a day. This brings you to different golf courses and other sight seeing areas.

In the Club de Soleil, if you are buying the time shares of Las Vegas, you will be given lush landscape and mountainous backgrounds, It is basically a French Mediterranean resort and is located in the west Tropicana avenue, few miles from Strip Club at Las Vegas.

Las Vegas time share deeds of the Convention Center Drive casino and hotel which is only about a half block down the Strip, and has a good collection of movie memorabilia which was built by Debbie Reynolds which is precisely why this particular resort was known formerly as Debbie Reynolds Resort Club. The scenic beauty of Las Vegas is feature that every suite offers, which is incomparable - something the owners of the Las Vegas time share deeds can await for during their stay.

## How To Get Most Out Of Your Timeshares

Desert Paradise Resort gives a homey feeling to all. It gives personal service and ambiance of a home, with not only the regular facilities within the units offer services of a heated pool, fitness centre, concierge, spa and business center but also discount tickets for entertainment shows.

Epic Resorts Clubs gives customers luxurious resort accommodations. Other than the Las Vegas resort, you can exchange your Las Vegas deeds also to other resorts in the Daytona Beach, Hilton Head Island in Florida and South Carolina.

### **Fairfield Grand Desert**

Las Vegas time share deeds allows guests to enjoy facilities while being in a distance less than a few yards across the Strip Club here in Las Vegas, in the middle of Las Vegas, one can relax by the enjoying the comfortable suites of resorts to the buyers of time shares of Las Vegas.

The grand view in Las Vegas gives the owners of time shares the perfect location to enjoy all that Las Vegas offers with its new tower that was opened this year only.

The Hilton Vacation Club, which is just a few yards away from the Strip Club, enjoys tranquility in its suites that are very exclusive and are furnished with big beds, DVD player and a cable TV, a kitchenette, a bar, a coffee maker, a fridge and an oven.

The Jockey Club is on the place where the Southern Californian style comes to life, also bringing a homely feeling to its customers, including the ones who enjoy their LV time share deals.

La Quinta Inn has the quiet and peaceful atmosphere of any non-gaming hotel. It is loved by families that own the LV time shares and also wish to have a taste of the fun of the place but return home for want of peace that is difficult to be obtained in Las Vegas.

Lady Luck Resort is a Casino and has 24-hour casino and hotel. Gaming is offered along with complete service restaurants as well as room service to the one or two, whichever you have hired, bedroom suites with kitchen and soaking tubs.

## How To Get Most Out Of Your Timeshares

The other resorts developed for time share in Las Vegas are Lady Luck, Diamond international, Olympian Marts, Monarch Grand Vacations, Polo Towers, Peppermills, Royal Hotel and Casino, Ramada Grand Flamingo, Shell Vacations Club, Sahara Safari Club, Summer Bay Resort, Silverleafs Resort, Tahiti, world mark and Westgate.

Along with the useful facilities that you can access within the confined walls of your booked resort, or in the night clubs, or shopping malls or casinos, you can also explore Red Rock Canyon, the Death Valley, the Hoover dam Fire Valley during the day.



## Investing In Timeshares - 8 Guidelines And Risks

Investing in Timeshares can be beneficial and a source of money for some people. It is also a very profitable investment for most people. But there is more to the story. Though some people reap the immense benefits that timeshares provide there are many others who have had their dreams crushed and lives turned into nightmares because they bought timeshares. Hence, timeshares should always be bought with a high level of caution and alertness. Before you sign the contract papers, make sure that you are aware of the risks and benefits involved. If appropriate safety measures are not taken, this money making venture could incur a huge loss. Do not forget to read the fine print before signing the contract.

Timeshares are broadly divided into deeded plans and non-deeded contracts. In a deeded contract, a person buys the ownership of a real estate property or land. The property owner gets full rights to the property, including title and the property may be inherited by his heirs. But in a non-deeded plan, the person buy the license or lease or club membership that allows you to utilize the property for a particular number of years for a specified time each year. However, in both cases, the price of the unit depends on the season and time period for which the individual wishes to buy the property. The owner's rights will expire when the lease becomes outdated, in the case of right-to-use timeshare.

People tend to take sufficient care when they are making an important investment. This is applicable to timeshares also. You must ensure that you read each and every document carefully and thoroughly understand what you are gaining through the investment prior to signing of agreements and payment of fees. Taking professional advice is recommended when making large timeshare investments. You can take professional advice from your attorney or from your peers. Mentioned below is a list of things that people must consider carefully before buying a timeshare.

1. When you are planning to invest in a timeshare that comes from a resale company, check if they have a license. A simple way to do this is by noting the broker's license number. You can use this number at the State Department that handles such transactions and find out the past of the broker. If you buy timeshares from non-licensed firms, your money is at a greater risk level, you would have too much at stake and the chances of a scam are higher.

## How To Get Most Out Of Your Timeshares

2. Timeshares are used for personal competitive uses, and you must be fully aware that its resale may or may not give good returns.
3. If you are investing in a non-deed plan timeshare, you must be alert because you are likely to lose your privileges if the sponsor claims bankruptcy.
4. You must insist on a written assurance from the seller when you are investing in a property whose facilities are not completely installed. The undertaking must specify the time limit required for completion.
5. If the seller makes any claims or assumptions about the profits of a timeshare investment, question his statement thoroughly, because a timeshare's future value is based on various factors.
6. Do not buy timeshares impulsively. Thoroughly study every paper that you have to sign. Spend enough time on research, analysis, and decision making before buying a timeshare.
7. Do not take oral promises or ones made on the phone, or even face-to-face. Ask the seller to give you everything in writing.
8. Check whether you have a guaranteed exchange program. In certain cases, it is not. Investing in timeshares which does not give you an exchange facility is not of much use, because it lacks schedule flexibility.

## **Selling Time Shares Properly**

There would be a circumstance where you will be in a position to dispose your properties to make money. Everybody goes for a current asset in this era as they help us making money faster. People go in for time shares now a day as they can be purchased or sold without much difficulty in the market. They cannot be assessed precisely as they often keep fluctuating and this gives a chance for the illegitimate companies to con.

Thus undoubtedly one has to know how to go about vend time shares in a shrewd manner.

### **Fiddles!!**

When involved in the selling of these shares, be very cautious and a keep a constant check on the scams .Do not trust a person blindly if he says there are people willing to buy the share you own at a high price. Bear in mind that it is difficult to back the amount you invested at the time of purchasing.

### **Quote Your Prices In The Most Competitive Manner!!**

Selling these shares necessitates you to quote your price in the most competitive way. The buyers would be in search for a best deal and you must offer them. Always make sure you give your prices based on the value of the resort. If you possess them in the prime season then you are in a position to make a good deal out of that else it is quite difficult to sell at the price you want to. So be very vigilant in pricing and also make sure not to hike the prices.

### **Delve Into More Information**

Gather as much as information you need before you quote your price. Compare them with the previously sold properties similar to the current units you own. This can be of great aid to you. Look out for a reputable company which can guide you selling your shares.

## How To Get Most Out Of Your Timeshares

### **How To Publicize!!**

The services offered by the companies can be utilized in the most effective manner and you would get an exposure to the potential buyers who will be interested when you make an offer for sale. List your shares in an absolute manner including pictures or any videos you have. Do not get into contract which would get you locked in an agreement.

This denotes that you are restricted to list your properties in other companies.

You can also advertise not only through internet but also through personal marketing program. The thumb rule exists as to put your shares in front of the approaching buyers.

Direct marketing is also advisable in advertising or selling of time shares. This mode of publicizing utilizes telephones, e-mails or even direct mails to drop a line to the approaching buyers. This is thus a personal approach as the seller directly contacts the buyers and provides him with sufficient information. They give details which leads to lure reservations.

### **Another mode for advertising is the radios**

Billboard also serve equally important as they can be put up in regions where you find potential buyers. Florida and Orlando have a number of billboards put up as they draw attention from just about a 70 million approaching buyers annually.

## **The Most Wanted Quality - Patience And Virtue**

### **Chestnut!!**

It is also well obvious that even the companies where list your property will not be able to predict the time for best sale. Selling time shares includes two aspects:

1. Competitive pricing and 2. Advertising for better exposure.

If the above two are done with utmost care it will lead to quickening the selling procedure else it will take a pretty long period than you expect. This necessitates a true anticipation. Thus one is expected to be tranquil in selling of time shares.

### **Everything You Need to Know About Time Share**

#### ***1. Upfront for major payment***

The mode of payment is different for time shares, unlike the normal renting arrangements. The renting arrangement offers the customer, the authority to decide on the price of accommodation and on the quality. However, time share deeds must be paid a large amount of sum in this mode of payment.

#### ***2. Complacency***

Owners of time shares also have a feeling of dissatisfaction because they do not have the freedom to choose other resorts. They go back to the same resort between each and every timeshare. Owners of time shares look for opportunities in which they can use their deeds to go to other resorts.

However, nowadays, time share organizations are present, which enables owners to give up their time shares in return to gain access to resorts all over the globe. The most well known organizations dealing with time shares are Interval international and Resort condominium International. Lately, many other time share organizations have been established and are on the rise.

### **3. Annual maintenance fees**

The time share owners also complain usually about the ever increasing maintenance fees each and every year. The maintenance fee of resorts rise so fast each year that the owners find it difficult to keep with their time share intervals' dues.

Also, many owners of time shares have been forced by financial problems to sell their deeds. Many websites advertise these.

Also, it can be seen clearly that time share deeds owners have no wish to give up their deeds. They somehow correlate the accommodation quality and cash outflow and feel that they are directly proportional.

In spite of all these complaints on time shares, the benefits provided, outweigh the complaint.

### **1. Time share - a real property**

The innovative and new concept of marketing, time shares, began in the 1960's. A ski resort developer in the Alps in France devised a way of increasing his ski resort's occupancy. The guests were given the opportunity of owning the resort rather than just renting it.

The resort developer purchases lands in locations. They develop a resort especially for time shares and sell to the potential customer's time interval deeds. This implies that the customers are given rights to do whatever they wish to do in the resort within the time interval.

### **2. Time share - a flexible commodity**

Owners of time shares have the following options that they can exercise using their time shares:

1. Usage of time share deed
2. Give their time share for rent
3. Give their time share as a gift

## How To Get Most Out Of Your Timeshares

4. Exchange time share inside the resort group itself
5. Exchange time share deed with thousands of time share resorts

Time shares are flexible when it comes to ownership. Owners can choose the type of ownership they wish to exercise:

### ***1. Ownership over a fixed week***

You will be able to own a unit for just one week if you have fixed week ownership.

### ***2. Floating ownership***

You will be allowed to choose a week that suits your other schedules and get to own the deed during that season. Also, there are limitations as to the season during which you choose the week.

### ***3. Rotating ownership***

In this ownership type, a fair opportunity is given to each and every time share deed owners. Each member is given a week every year in rotation in such a way that if you get week 10 this year, you get the 11th the next year, 12 the one after and so on.

### ***4. Deeded ownership***

This kind of ownership allows the owner of the deed to do whatever they wish. These are real property as they are actually title deeds. It is also known, sometimes, as fractional ownership as, for only a particular time, you own the property.

### ***5. Ownership over the right to use***

This kind of ownership has a time limit and is valid only for a few years. Also, the owner has to follow all that is mentioned in the contract. When the date of termination of contract is reached, the ownership is automatically transferred to the developer of the property.

**6. Ownership by Points**

This program is a creative way of impressing guests and gets them to buy the time shares. Guests are supposed to reach the required amount of points to equal the ownership level. The new owners are then allowed to schedule accommodation in the resort for availing their time shares.



## **Get The Right Time Share Deals**

If you want to go in for time share property, searching for the best deal is a key to be free from pain caused by travel planning.

Time share deals assure security by doing away with financial troubles because the vacation becomes prepaid before traveling.

Such a deal allows you to get on lease, a vacation in a time share resort which you like. It makes you enjoy the amenities provided at your favorite vacation spot which you would prefer to visit again more conveniently.

You can scout for the tools necessary to expand your opportunities regarding time share deals at a click of your mouse button. You can explore the internet to arrive at the best time share deals. As the industry trading time share and renting has grown phenomenally, there are a number of web sites that deal with the opportunities available in time share dealings

### **Benefits of the proper time share deal**

Time sharing is a way of paying for your vacation in advance. The ownership or hire of a resort for the whole of a year can prove costly compared to the price paid under timeshare deals. This is the main factor that makes people support this industry. Time share also allows you to own a property during a specific period of year.

Some of the other benefits that accrue on buying time shares deals are you can spend your vacation in a resort of your liking. Many resorts across the world offer time share deals. As much as 5000 time share resorts provide such deals in ninety countries across the world.

You will be given treatment like an owner even if you buy a property through time share deals. This will cost you less when compared to the price paid if you rent the same property. Condominiums, which is the most common time sharing unit, comprises bedrooms and other amenities like kitchen with home appliances like fridge, iron, washing machines, televisions, DVD and CD players.

## How To Get Most Out Of Your Timeshares

Under any time share deal, the size of the condo units is so big that they permit you to bring together your friends and family. Its setting allows a minimum of 10 people to sleep.

Time share deals include condominiums that come with kitchens. This enables cooking your food at home even while on vacations thus saving up to \$100 per day. If you want to relax completely and enjoy your vacation of your dreams, time share resorts provide you with personal chefs who attend to you in your unit. This service, if required can be availed by making an additional payment.

Time shares deals like these are one-time deals which can be sold to or exchanged with other investors. You are always free to choose the feasible time to sell time shares property you have invested in, to someone else. It is worth mentioning that time share resorts do not assure any money back. Therefore it is always advised to sell or exchange the share for a new property.

If you are eager to take a decision, note that today there are about 4.5 millions of time share deeds owners across the world who have acquired time share deals and enjoy its benefits. It is the fastest growing industry in the world as well as the same in travel industry during the last decade.

Time shares deals are proffered by big companies. Some of them are leading companies like Marriott, Hilton, Disney, star wood and Four seasons have offered many time shares deals to various investors.

Consumer legislation supports your legal rights, obligations and responsibilities in almost 50 of the states in the US. The laws that are followed by the country ensure absolute protection to time share dealings and ownership.

These deals are based on your choice of resort, exchange season, time of vacation, type of units, number of bathrooms, bedrooms and usage of the services. The price being paid for acquiring or disposing time share properties are also influenced by a number of factors. In case of intervention by real estate companies, the professional fees that you will be paying will be based on the company's discretion.

## How To Get Most Out Of Your Timeshares

Once your time share has been closed, you have all rights and benefits to celebrate your vacation in the place of your choice.

Irrespective of whether you wish to visit the sunny Caribbean beaches or the powder packed slopes in the Swiss mountains, time share deals come in handy and ensure that you enjoy your dream vacations without much worry about your financial status. Start making decisions regarding the vacation spot and time immediately. Deals on time shares are to cater to your traveling needs.

## **Marriot Time Shares: Leading In The Time Share Industry**

The Marriott International, Inc. is one of the leading and most famous hotel companies in the world. To date it has more than 2,600 hotel properties in the United States and 63 other countries. Even its vacation club resorts are considerably large that provides the world-renowned amenities of home with services that are normally provided by high-end hotels only.

### **Marriot time shares available**

Because of the chain of the Marriott Hotels, the Marriott time shares are very plenty including the following time share Marriott Hotels in the United States:

#### **1. Arizona**

Marriott's Canyon Villas in Desert Ridge, Phoenix

#### **2. California**

Marriott's Desert Springs Villas 1 and 2 in Palm Desert

Marriott's Shadow Ridge in Palm Desert

Marriott's New Port Coast Villas in New Port Coast

Marriott's Timber Lodge in South Lake Tahoe

Marriott's Grand Residence Club Lake Tahoe in Lake Tahoe

#### **3. Colorado**

Marriott's Mountain Valley Lodge in Brokenridge

Marriott's Streamside in Vail

#### **4. Florida**

Marriott's Beach Place Towers in Fort Lauderdale

Marriott's Villar at Doral in Miami

Horizons at Orlando by Marriott in Orlando

Marriott's Cypress Harbor in Orlando

Marriott's Grande Vista in Orlando

Marriott's Imperial Palm Villas in Orlando

## How To Get Most Out Of Your Timeshares

Marriott's Royal Palms in Orlando

Marriott's Sabal Palms in Orlando

Marriott's Ocean Pointe in Palm Beach Shores

Marriott's Legends Edge at Bay Point in Panama City Beach

### **5. Hawaii**

Marriott's Kauai Beach Club in Kauai

Marriott's Maui Ocean Beach Club in Maui

Marriott's Ko Olina Beach Club in Oahu

### **6. South Carolina**

Marriott's Barony Beach Club in Hilton Head Island

Marriott's Harbour Club in Hilton Head Island

Marriott's Harbour Point in Hilton Head Island

Marriott's Heritage Club in Hilton Head Island

Marriott's Monarch in Hilton Head Island

Marriott's Sunset Pointe in Hilton Head Island

Marriott's Ocean Watch Villas in Myrtle Beach

### **7. Utah**

Marriott's Mountain Side in Park City

Marriott's Summit Watch in Park City

### **Marriott time shares are also available in other states in the country:**

**Massachusetts** - Marriott's Custom House in Boston

**Missouri** - Horizons at Branson by Marriott in Branson

**Nevada** - Marriott's Grand Chateau in Las Vegas

**New Jersey** - Marriott's Fairway Villas at Seaview in Absecon

**Virginia** - Marriott's Manor Club at Ford's Colony in Williamsburg

In other countries outside the United States, the Marriott time shares are available in the Marriott Hotels of choice are:

1. Aruba - Marriott's Aruba Ocean Club in Palm Beach

## How To Get Most Out Of Your Timeshares

- Marriott's Aruba Surf Club
  
- 2. France - Marriott's Village d'Ile de France in Bailly Romainvilliers
  
- 3. London - 47 Park Street by Marriott Grand Residence Club in Mayfair
  
- 4. Spain - Marriott's Club Son Antem in Mallorca
  - Marriott's Playa Andaluza in Marbella
  
- 5. Thailand - Marriott's Phuket Beach Club

The list above is only part of the entire list of time share properties by Marriott International, Inc. You may inquire more on the other available Marriott time shares in the internet.

## **Buying Your Marriott Time Share**

You may choose whichever category that suits your vacation needs: beach, adventure, group travel like family, golf, resort packages, new year's eve, casino, wedding and honeymoon, luxury, mountain, hunting, December holidays or Thanksgiving, Spring break, among others for you to find the perfect Marriott time share for you. The Marriott timeshare of the right Marriott Hotel can be picked based on your choice among the chain of hotels made available by Marriott International, Inc.

### **Factors for consideration**

Time shares, like Marriott time share, are usually broken into 3 categories of week desirability: season (the most desirable time), mid season (medium desirable time) and off season (least desirable time). Depending on this category, the amount of money needed to purchase, sell or rent a Marriott time share may vary.

Do not buy a Marriott time share or any time share for that matter on impulse. The first one you see may be very attractive but keep on looking. Among everything that you have seen, pick the best and consult this to a professional to avoid being cheated out of your money. A time share consultant can help you in selling, buying or renting a Marriott time share.

Since its inception as a humble beer stand in Washington, D.C. back in the early 1920's, the Marriott Hotels and its time share have truly expanded in serving its clients. Through time shares, you can enjoy the best of what Marriot Hotels around the world can offer.

## **Marriott Time Share: Leading In The Travel Industry**

Marriott time share is from one of the leading time share resort companies around the world. Most buy Marriott time share because Marriott's chain of hotels and resorts have consistent in keeping a rock solid foundation. Its client eagerly buy or rent units through their Marriott time share also because of the many choices they have of the Marriott time share resort properties worldwide.

The history of Marriott time share goes back to 1984 when this prestigious hotel chain started bringing its service and customer care to more people through the idea of time ownership. Commonly known as time share, happy clients from different parts of the globe are happy to join the booming vacation ownership industry. The concept of floating time and unit began in 1985 when Marriott introduced a more flexible time share package to its clients.

Marriott time share is now sold by Marriott Vacation Club International. Today, it is one of the most highly successful companies in the travel industry's time share segment. There are over 52 luxurious resorts owned by the Marriott Vacation Club International. The high quality service and accommodations as well as the company's marketing strategies have made their time share profit to sky-rocket. Their sales continuously go up as its Marriott time shares are enjoyed by vacationers who wish to come back year after year.

Marriott Vacation Club International sells first class Marriott time shares that offers lifetime of quality vacations to its clients along with their families and friends. There are flexible options in buying your Marriott time share.

Aside from the different Marriott resorts in different vacation destinations, you also have the choice of what amenities and services you wish to enjoy during your stay. Its flexibility also expands to trading just in case you wish to exchange your Marriott time share with another Marriott time share of a different unit or Marriott resort, or with another time share of a different time share resort company.



## How To Get Most Out Of Your Timeshares

Purchasing Marriott time share also allows you to have interest at any Marriott resort under the Marriott Vacation Club International. This will give you various benefits and you will eventually become part of a complete system of Marriott resorts.

### **Marriott time share point system**

Marriott time share also includes your opportunity to enjoy time share points. It is known as Marriott Rewards Points. As the owner of Marriott time share you have the choice to have your property assigned the occupancy rights to Marriott in return for Reward Points. It can spend like money for many Marriott services and benefits other than the time share itself.

But, Reward Points is a point system that can only be enjoyed by owners of whose Marriott time share is bought from Marriott. This is not open to Marriott time share owners who bought their time share at a resale that is not by Marriott. Benefits you can get from Marriott time share Reward Points are airline tickets, merchandise, car rentals, and cruises, among other things.

Marriott time share owners can get 10 points for every dollar that is spend while you are enjoying your dream vacation at a Marriott resort. Marriott resorts include Courtyard by Marriott, Fairfield Inn by Marriott, Renaissance Hotels, Resorts and Suites, Spring Hill Suites by Marriott, and all Marriott Hotels, Resorts and Suites. Marriott time share owners can also enjoy 5 points for every dollar spent in Residence Inn by Marriott and Town Place Suites.

There are more than 250,000 Marriott time share owners who are automatically members of the Marriott Vacation Club International. Locations of Marriott time share resorts include Newport Beach and Palm Desert in California; Breckenridge and Vail in Colorado, Orlando, Fort Lauderdale, Palm Beach, Miami, Panama City and Long Boat Key in Florida; Maui and Kauai in Hawaii; Abson in New Jersey; Hilton Head Island in South Carolina; Park City in Utah; and Williamsburg in Virginia.

Outside the United States Marriott time share resort locations include Oranjestad, Aruba; Paradise Island, Bahamas; and Mallorca, Spain. Today, Marriot Vacation Club International, with its Marriott time share, is believed to continue in leading along with other hotel and resort giants in developing more and more flexible, convenient and cost effective time share packages. Owning a Marriott time share means you have the best choices for an extraordinary vacation experience.

## **Myrtle Beach Time Share: 60 Miles Of Endless Choices**

Myrtle Beach is famous for its hotels, restaurants and fun-filled amusement parks fronting the Atlantic Ocean. It is one of the most favored places in South Carolina. With its 60 miles of pristine beaches, the shopping, aqua sports, night life and adventure experience along with its historic sites has made purchasing, renting and buying of timeshare in Myrtle Beach equally famous.

Myrtle Beach time share is like any other time share, it is your ticket to owning a premier time share vacation or time share resort property without exorbitant cost of annual ownership. It can either be deeded, leased or licensed. Your time share will allow you to own a vacation or property in Myrtle Beach during a specific time each year. The price you pay may depend greatly on time of the year, location in Myrtle Beach, resort amenities you want to use, and the size of the room or property you want to own.

Time share resorts in Myrtle Beach, like any time share resort around the world, are generally far more luxurious compared to most hotels. They offer many exciting packages and amenities for their clients. In the case of Myrtle Beach time share resorts, everything is located in front of the Atlantic Ocean. The long stretch of its beach lines provides many venues for owners, both young and old, of time shares in Myrtle Beach.

Myrtle Beach time share owners can also enjoy the professional service given by the well-trained staff of these first class time share resorts. Their job is to make you feel free, relaxed and happy during your entire stay. The convenience and efficiency brought about by the time share resorts in Myrtle Beach allow the visitors to enjoy more of the amenities surrounding the area.

Myrtle Beach time share can also be exchanged for another time share. There are nearly 5,000 resorts around the world that also offer time share aside from those in Myrtle Beach. You have the choice to return to Myrtle Beach annually and enjoy your time share ownership or exchange it for another within Myrtle Beach or in other places worldwide. It means that your Myrtle Beach time share ownership is quite flexible and that the choices you have in exchange of it are rather endless.

## How To Get Most Out Of Your Timeshares

One of the greatest things about reselling your Myrtle Beach time share is that it does not require a lawyer to handle the closing. There are recommended licensed and bonded title companies that can help you in the process of preparing to closing the sale.

### **Myrtle Beach time share resorts**

There are many time share resorts along the Myrtle Beach. It is located in the shores of South Carolina the amenities are endless: golf, tennis, aqua sports and fun activities, and amusement rides which are perfect for your day time schedule on your vacation. At night, the area is known for its live entertainment and other tourist destinations nearby like the Ripley's Aquarium and Broadway at the Beach and Barefoot Landing, among others. Your time share ownership in Myrtle Beach will also give you discounts to these attractions within the area.

### **On rentals of Myrtle Beach time share**

Other time share resorts in Myrtle Beach are Windemere (\$99 per night), Waipani II Resort and Beach Club (\$100 per night), Shore Crest Vacation Villas II (\$200 - \$257 per night), Shore Crest Vacation Villas I (\$107 - \$256 per night), Peppertree Ocean Club (\$171 per night), Peppertree by the Sea (\$171 - \$179 per night), Maritime Beach Club (\$214 per night), Links Golf and Racquet Club (\$136 per night), Fairfield Westwinds at Myrtle Beach (\$136 - \$200 per night), Fairfield Myrtle Beach at the Cottages (\$200 - \$356 per night), Fairfield Myrtle Beach at Ocean Boulevard (\$71 - \$285 per night), Barefoot Resort (\$82 - \$171 per night), A Place at the Beach - Windy Hill (\$125 per night), among others.

### **Myrtle Beach time share resales**

Resales of time shares range from \$750 to \$15,000 depending on the resorts in Myrtle Beach.

You can also inquire about other rentals and purchases of time share ownership in other resorts in Myrtle Beach like Tidewater Golf Club and Plantation, The Pinnacle, Ocean Towers Beach Club, and Windy Shores II.

## How To Get Most Out Of Your Timeshares

You may be able to get information on condominiums and cottages, general accommodations, relocation or retirement package, camping guide, hotel and motel, and golf among others from the Myrtle Beach Area Chamber of Commerce or from your traveling agency and time share consultant.

## **Debunking RCI Time Shares**

Time share resorts came forth during the early 1960's somewhere within Europe. Its early beginnings were from France. Somewhere in the French Alps, a developer have devised a way to motivate people to occupy his ski resort. He encouraged his patrons to purchase fractional ownerships of his resort instead of just renting every time they decide to go on vacation.

The occupancy of his ski resort increased which led to a revenue gain. The new marketing scheme spread like wildfire amongst the other resorts in the French Alps who quickly adapted the idea. Not long, thereafter, a new industry was born, the time share industry.

The time share industry boasts of a total sales amounting to more than 9 billion dollars yearly. This estimate only includes about 5,000 time share resorts all over the world. Presently, time shares have reached a global level of trade much like money. The movement of time shares is as fluid as currency in stock trading.

Through the years, the use of time shares has evolved and gave birth to many options available to the owner. Here are some of the options:

### **1. Use of time share week**

Time shares are usually incremented into weeks. Owners of time shares have the option to use their time share every year.

### **2. Time share rental**

Over the years, time share rental increased in frequency due to the accommodation needs of travelers and adventurers. Along with demand comes opportunity for business men owning time shares but not necessarily always needing them.

### **3. Time shares as gifts**

Owners also have the option to provide their families or close acquaintances with time shares as gifts.

### **4. Time share exchanges**

The latest trend that has been observed by the industry is time share exchanges. Owners of time shares now have a more varied option due to this scheme. Time share exchange can be in two ways:

#### ***a. Internal exchange***

In this kind of exchange, time share owners can exchange with other people owning time shares of the same resort under a common umbrella group.

#### ***b. External exchange***

In this kind of exchange, time share owners have the option to exchange their time shares with other time share resorts all over the world.

Currently, there are two largest exchange agencies available for time share owners. These are the Resort Condominiums International or RCI and Interval International or II.

### **RCI Time Share**

A RCI time share owner has the option of exchanging his time share interval for a possible stay at one of the five thousand resorts available worldwide.

A RCI time share owner also have varied resort affiliations. Members of this program of RCI can, however, only exchange with the affiliate resorts of RCI. A RCI time share is only available for exchange to a RCI resort and not an II resort.

## **How To Get Most Out Of Your Timeshares**

Also, at the current status of the affiliation programs, there is no dual affiliation for a RCI time share. A particular resort would only be either affiliated with RCI or II but not both.

RCI is the largest exchange agency. It has over 3,800 resorts under its turf; divided between its available weeks or Points Program. Compared to the 2,000 resorts of II, owning a RCI time share is definitely also the best choice to make.

A RCI time share as well as II time share have membership and exchange charges. Both RCI time share and II time share agencies also have the reserved right to bar members from time share rentals after the exchange.

Before registration with an exchange agency, it is important to consider the particular location of a resort that a prospective client desires to hold his vacation. Vacation resorts that you may want to visit should be identified so you would be able to know if you have to register at RCI or II.

A RCI time share is the best choice for a time share. It certainly has more benefits than a II time share.

### **Independent Time Share Exchange**

Choosing either a RCI time share or II time share, clients also have another choice regarding the exchange of time shares.

To avoid the exchange and membership fees that are incurred when exchanging through RCI or II, time share owners usually arrange direct exchanges. But this independent exchange has a rarity since both owners should both agree on the location and weeks that either of them have for exchange. Both owners should mutually desire the time share of each other.

## **RCI Time Shares: Your Ticket To Unforgettable Exchange Vacations**

RCI is a subsidiary of Cedant Corporation that excels in exchange vacations. It is an organization that first began this particular concept that allows members to discover new vacation spots and enjoy holidaying around the world.

The membership to the organization continues to enhance the quality of vacation ownership. It has more than 3 million members around the world who are given RCI time shares to enjoy dream vacations at 3,700 affiliated time share resorts.

Time share is now very popular around the world for people to take holiday trips to high class vacation destinations in different places. It continues to grow daily as most people prefer to buy time share and own a specific period of time in a year to own a unit in a resort. It is a method of going on a holiday this year and the years to come.

As soon as you buy your time share, you automatically own it. You do not normally own a specific unit in a time share resort but you have the right to use it for a specific period of time in a year.

### **RCI time share Point System**

One may be able to purchase time share week and convert it into RCI points - a form of time share currencies to buy you a vacation or vacation services. The second choice would be to buy pure RCI points.

These time share points you get from your RCI time shares are allocated to you at the beginning of each year for the next 80 years. It is exchangeable for quality accommodations at the different resorts around the world. You can choose to have this with over 3000 resorts available or exchange your RCI time share points for car rentals, holiday cruises, mountainside cottages, flights, among others.



## How To Get Most Out Of Your Timeshares

Whether you are a new or existing RCI points member, there are packages available for you to own RCI time share points including packages of 50,000 points, 100,000 points, 150,000 points, and 200,000 points. Purchases of 50,000 point RCI time share package and more are exceptionally low cost.

You may be able to use your RCI time share points in any time share resort affiliated with RCI. And since RCI is one of the two biggest exchange companies in the world, exchanging your RCI time share points is easy and available almost anywhere. The exchange company will send you a membership card and a catalogue of time share resorts affiliated to it. You may choose from the choices available and enjoy a number of services.

Aside from the initial payment, RCI time share points also have other charges called annual maintenance charge. This is the amount you pay for the services provided by the resort during your comfortable stay which may include maid and cleaning services (washing, gardening, vacuuming, etc.) and other services offered that you would like to use. This charge will mainly depend on the resort of your choice in relation to the services they offer.

### **RCI time share career opportunities**

Because the organization is active and dynamic in bringing time share services to people worldwide, RCI brings career opportunities to a lot of people. Its vast organization is composed of employees who are experts in different fields. They are remarkably intelligent, passionate for travel and complete with integrity which is essential to the company itself.

As part of the RCI they are offered a competitive package of benefits that includes medical, dental and vision insurances, bonus program, matching 401k program, on site gyms, and discounts on hotels, car rentals and time shares. After a full year with RCI, these employees are also given a free week at a time share resort.

Jobs at RCI includes director for application support, RCI time share media librarian, commission supervisor, owner education facilitator, upgrades sales representative, business process analyst, revenue management analyst, senior contracts administrator, economic analyst and executive assistant.

## How To Get Most Out Of Your Timeshares

For time share information and for acquiring RCI services, here is the full listing of RCI's corporate and regional offices:

United States and Canada

Latin America and Caribbean

Europe and Middle East

Asia

Australia and New Zealand

### **Global Headquarters**

You may contact RCI through the internet via e-mail, telephone, telefax and their toll free numbers.

Truly, RCI time share and time shares in general have given a strong and lifetime bond for resort owners and time share owners in the commitment to satisfy one another in their needs in providing and acquiring unforgettable dream vacations.

## **Things You Should Know About Time Shares**

Time shares are deeded weeks of a resort. This week long increments are sold to patrons of a particular resort so that they have the option of actually owning the resort for themselves.

The inventor of this innovative idea was a ski resort developer in the French Alps back in the 1960's. The developer toyed with the idea of letting frequent guests own incremental weeks of the resort instead of just renting the resort. The patrons were happy with the idea.

After almost 50 years, the time share industry has posted a yearly sale amounting to 9 billion dollars. The number of time share resorts also increased to number about 5,000. This would convert to about 11 million time share intervals. A time share interval is the week long increment of a time share.

At an estimate, it would be said that the 11 million time share interval have been individually sold to nearly 7 million families all over the world.

From a study of the American Resorts Development Association or ARDA, it was reported that as of January 2005, there are 1,668 time share resort.

### **Sell Time Share at Websites**

Millions of website sell time share to visitors of the Internet. For years, advertising websites has helped clients to sell time share with the click of a mouse.

Time share websites made the exchange of time shares easier. Time share owners interested to sell time share need only to observe and consider the following when posting their time share over the Internet:

1. To easily sell time share, it should first be posted in a respectful website. This strategy has never been more effective and more profitable than posting time shares in websites.

## How To Get Most Out Of Your Timeshares

2. In order to effectively sell time share, advertising websites should be capable to market a particular time share to thousands of web visitors every single day.

The advancement of the Internet paved the way for the ease in marketing and advertising of time shares. People who sell time share now have little difficulty looking for buyers of the time share.

3. Advertising websites should observe private screenings of all questions and queries. Clients who intends to sell time share would appreciate having a peace of mind. It is very rare to have this kind of mindset in real property transactions.

4. The advertising websites sell time share in a way that complete resources are provided to the clients. There are no hidden charges or commissions that would attribute to higher seller satisfaction.

The existence of the Internet also resulted to more transparency about advertising website than ever before. People can now launch their own complain websites to bare misdemeanors of time share websites.

5. Clients who sell time share over the Internet must realize that most of the visitors of a time share website would be travelers or adventurers. This is because the travelers are given discounts or freebies and most of all, the time shares are cheaper.

6. Clients who intend to sell time share should complete the survey form required by the time share website. The information required by the website would serve as a landmark for what style of marketing and advertising would be used.

After obtaining enough information, the website would be able to build the ads needed to sell the time share.

7. Clients who sell time share need not worry over the future of their time shares. These advertising websites have customer service representatives to aid and assist the clients in their intention to sell time share.

## How To Get Most Out Of Your Timeshares

Market advice is continuously being relayed to the client. Every possible direction that an advertising website plans to move with the time share is first approved by the time share owner.

Customers who sell time share would not wonder how advertising websites became a powerful trading tool for time shares. These websites provide quality service and wastes no time to sell time share over the Internet. Best of all, they are easily within reach to prospective clients not limited to one region but to the whole world.

The time share websites also participate in an aggressive market industry. This is also one of the reasons why they can provide quality to clients. Owners who sell time share would be given great value of their money due to the high competitive style of these websites.

## Sell Time Share Property To Your Advantage

You will need the proper tools and advertising to sell timeshare property for a quick and easy closing. It can be a daunting task that needs close attention and most oftentimes, professional help. Here are some helpful pointers in selling time share property.

Sell time share property with complete understanding of what you are getting in return. Make sure to understand the terms of sale and guarantees by asking until you do understand them. If your agent is good enough he will do the job but if you are not satisfied, find another one. The more professional advice you get is better for you.

Like any buyers, compare prices of time share similar to the one you are selling. Selling time share property with a competitive price is beneficial for a quick closing. But ensure that you are not pricing it too low or too high. Find out the usual price given by developers and compare it to your desired selling price. This way, you can compromise and sell your time share property easily.

Sell time share property but do not pay unconditional fees. These are fees that are derived by agents from a large percentage of their income from up-front fees.

Selling time share property can be sensitive to price. Investors will always be looking for the right deal that is often priced lower than seller's desired price. If the time share is already older than the other time shares in the market or is less popular during the selling period, this can really affect the pricing.

Check out any nearby activities and take it into consideration. Local tourist business means more money in the pricing scale which in turn is beneficial to you. Also consider if your unit is near a good view. It can either be a swimming pool, beside the seashore or fronting a beautiful mountainside. This means you can price your time share higher.

In selling your time share property, the best option is to post your listing so that potential buyers can find the benefits of your time share offer. However you advertise your offer (online, print

## How To Get Most Out Of Your Timeshares

media, via direct mail, among others), be reasonable with your asking price. Units when overpriced move rather slowly in the market which is based on location and price.

### **Getting professional help**

If you wish to sell your time share property through the help of a professional or a time share company but without the hassle, find the one that can give you the benefits without much cost. There are time share selling companies that require no commission and gives the owner no hassles and stress in negotiating with a broker. This is because they will do the negotiating and other processes for you. But be sure to give the complete and accurate descriptions, locations and information regarding your unit in allowing agents to sell your time share property for you.

In looking for a professional that can help you sell your time share property, find one that advertise your offer to potential consumers in print like magazines and newspapers, and the internet. A worldwide exposure is preferred since the time share industry has been a worldwide success.

The farthest reaching campaign will be the best venue for you to sell your time share property to qualified buyers in different countries. Professional internet marketing consultants are provided by time share companies to make your website advertising work for you.

You can find professional help that will also aid you through the selling process. There also are excellent resources for you to help you in the title work and helpful time share sale financing.

In selling time share property, be aware that there are time share scams everywhere. You may be duped by these scammers when they offer claims, guarantees and timelines that are unrealistic yet deceiving. Do not agree to anything over the phone or online until you have had the chance to check out the reseller's reputation and experience. Referrals are also good and solid foundations to choosing the right reselling company for you.

At the final stage of selling your time share property, make sure the professional aid you get does not require any additional costs during the closing.

## How To Get Most Out Of Your Timeshares

Most importantly, sell time share property with legitimate means. The law will be on your side should anything happen.

Sell time share property to your greatest advantage, make it reliable, easy, legitimate and cost effective. This way you will not only sell time share property quickly but most advantageously as well.



## Relieve Yourself Of The Debt Trap: Sell Time Shares

If you made the wrong decision in buying time shares, you may have no idea how bad this investment really is. This is the case until you learn that a certain shady company cheated you out of your money's worth by selling you time shares that are supposed to be sold at half the price you paid. A clever idea is to buy second hand time shares from another owner.

Many people can receive persistent calls from developers and sellers of time shares. The reason behind this is that it is difficult to sell time shares. It does not matter how much you paid to purchase them and when or where you bought the property ownership, this can still be a difficult form of investment to sell.

You may have enjoyed your time share for years and years but time may come that your circumstances change and your finances can no longer keep up with the legal obligations that are attached to your time shares. To sell time shares is next option.

There are secondary markets for anyone to sell time shares but the market is not solid or active. There is no active response to buying second hand time share because they usually lose up to 80 percent of its value during the first time it was sold. But there are other ways that you can remedy your situation.

Here are some helpful tips to sell time shares properly:

### **The price is right**

Many people who want to buy time shares go to auctions and resales because it is the proper venue for haggling and getting the best of time share packages for low prices. If you wish to sell time shares easy and fast, you have to price it right. These potential buyers would like to pay the price much cheaper than they would at the resort. Basically, this is the reason why they went to second hand sales to begin with.

## How To Get Most Out Of Your Timeshares

You must keep in mind that you can never get your entire money back. You might as well sell your time shares at the price both convenient to you and the buyer. Most time shares sell for 20 to 70 percent less than the original price you bought your ownership.

A way of knowing how to sell your time shares and for how much is to know your property through and through. List down the amenities and features available to you as the owner of the time share.

Include in your list the type of time share you have whether it is fixed, floating or rotating, location of your unit (fronting the beach or mountainside), the number of bedrooms and bathrooms, deeded or leased type of ownership, amount of yearly maintenance fees and the color time of your scheduled week. These can largely affect how you will advertise and sell time shares. If the amenities are exclusive, private, and top class, you can definitely sell your time share higher.

This will not only help you sell time shares with the right price but prior to that, you can advertise it well because of the full details. In hiring a company to sell your time share, make sure you are getting the right end of the bargain. Getting professional advice is also very helpful.

### **If you can't sell, rent time shares**

Selling time shares may be difficult, another remedy to this is to have it rented by a consumer. This way they will also get to see and experience for themselves the time share package you are offering for sale. You can accomplish nearly the same thing through renting and who knows, the consumer renting might be convinced to buy it all out.

One way to sell time shares is to dispose it to charities. Charitable organizations are no longer new to donations which are eventually sold at auctions for a cause. This is an opportunity for you to sell time shares to a charity and claim a tax deduction. You can be well aware that there is no such thing as fees in doing this. Neither do you need an appraisal. Because by doing this, you also transfer the responsibility of paying for the maintenance fee to the donation.

## How To Get Most Out Of Your Timeshares

When the donation is made, the proceeds of the auction go to the non-profit organization of your choice. You can visit [www.donateforacause.org](http://www.donateforacause.org) for more information regarding this way of selling time shares.

The problems with a time share comes only after a few years from purchase time, when you can no longer keep up with the financial responsibility that comes with it. There is no escape from this responsibility. So, if you feel like you are one of time share owners who are not using their investment properly while feeling drained from paying annual maintenance fees, the answer to that is simple. Sell time shares.

**Download 100+ Books  
Completely Free!**

.....

**No Hassles...  
No Charges...**

**Just Click And Download**



**CLICK HERE**

This Product Is Brought To You By

