



The Ultimate Buyer's Guide to Vacation Ownership

Timeshares**Only**[™]

The Resort Marketplace

☎ 1-800-610-2734

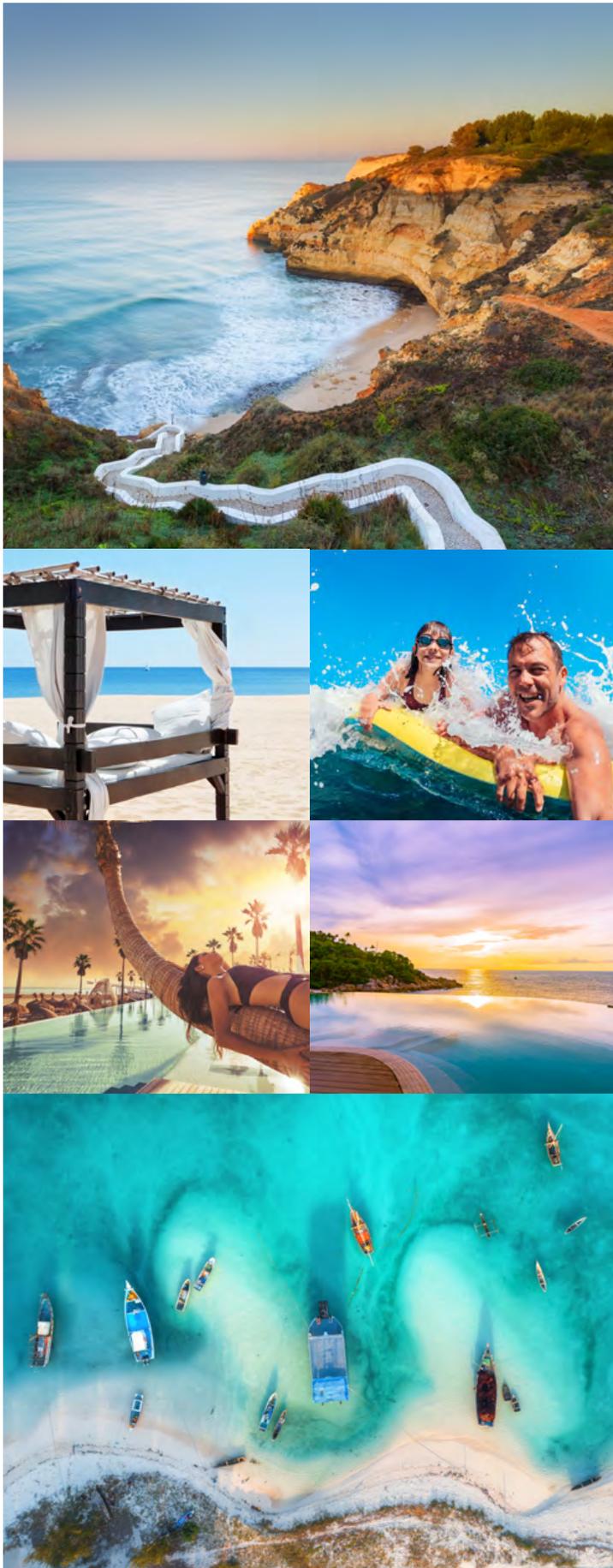


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Introduction



So, you want to buy a timeshare. But with all the options available today, you may be overwhelmed. You keep running into obscure terminology like *points-based*, *floating week* and *deeded interest*, but have no idea how to translate these terms into a smart purchase. If you're struggling to understand how timeshares work or how to buy them, you've come to the right place.

This guide can help you choose the best type of vacation ownership for you and guide you through the purchase process. You will also gain valuable insights into how the timeshare industry works and how to avoid common pitfalls during the closing process. We've even included a convenient glossary at the end with all the terms you'll need to know to understand your purchase.

Although this guide was designed to be printer friendly, it also includes links you can click to access additional information if you are viewing it on a computer.

Should you have any questions not covered in this guide, you can contact a knowledgeable timeshare consultant by calling [1-800-610-2734](tel:1-800-610-2734). Our qualified consultants are ready to answer any questions you may have about timeshare ownership.

The Timeshare Industry at a Glance



The Timeshare Industry Experienced the **9th straight year of growth** in 2019, fueled by vacationers' needs for unique vacation experiences, spacious accommodations, consistent brand standards, and resort amenities.

OVER
70%
of timeshare units have two or more bedrooms.



Americans are now take **more vacations days** than ever since the 2008 recession.

More Resort Developers are offering flexible ownership options.



Timeshare Basics



What Is A Timeshare?

A timeshare, also known as vacation ownership, is a way to pay for a lifetime of amazing vacations at today's price. There are different types of timeshare, so every type of traveler can find an ownership that suits their needs. Gone are the days of visiting the same resort, during the same week year after year (unless, of course you want to!).

Owned and operated by top hospitality brands like [Wyndham Destinations](#), [Disney](#), [Hilton](#), [Marriott](#) or [more](#), these corporations offer a travel club style of membership, providing flexibility and customization for vacations. Today, vacation ownership can take you anywhere in the world. Points-based systems work like vacation currency, so owners can spend time at their favorite resort every year or spend points at other resorts within their developer's portfolio. With vacation trading companies like RCI or Interval International, there are even more options.

How Does A Timeshare Work?

You're probably familiar with the traditional timeshare, where owners visit the same resort for the same week, every year. It's important to remember that every timeshare brand or club works differently and that the traditional timeshare you know now comes with more options than ever before.

DID YOU KNOW?

The average timeshare square footage is **over 1,180 square feet**. That's **over three times** the size of a hotel room!

Timeshare Basics



What Is A Timeshare Week?

When you buy a timeshare, you purchase a certain amount of time at a given resort. Usually, this amount of time is one week. Resorts will create their own individual schedules or calendars of weeks. Timeshare weeks are assigned a number that starts at the first week in January and continues through the last week of December. Normally, these weeks begin with a check-in date on Friday, Saturday or Sunday (but it varies by resort).

Deeded Timeshare Vs. Right to Use

A deeded property has the same rights of ownership as any deeded real estate would. The owner owns it in perpetuity, and may sell, rent, bequeath, or even give the property away.

A right to use property grants owners the right to use their timeshare for a specific period of time. The usual amount of time a lease lasts can be from 30 to 99 years. The resort management holds the actual ownership of the resort property. When the lease is up, the right to use will generally terminate and return to the resort. Right to Use contracts are most popularly used for international resorts

DID YOU KNOW?

Timeshares are known for offering more than hotels? Amenities include:

- Full-Kitchens and Dining Areas
- Spacious Living Room Areas
- Multiple Bedrooms
- Extra Privacy
- Washer And Dryer Units

What Are Timeshare Points And How Do They Work?



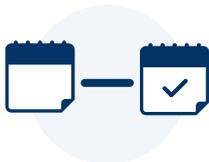
A fresh concept in timeshare, most brands these days have adapted this type of ownership system, where the week of ownership converts into points to use like currency on all types of vacations. Each year, owners receive their annual allotment of points. This allotment gives owners flexibility and control of when and where they book, with access to hotels and resorts of all sizes, during different seasons and for varying lengths of time.

What Is A Timeshare Floating Week?



A floating week allows owners to reserve any week throughout the year on a first come, first served basis. Some floating weeks are restricted by season and can only be used during a certain span of time or season during the year. For example, owners can use their summer floating week during any week that falls within the resort's summer season.

What Is A Biennial Timeshare?



Some timeshares allow for annual usage every year, while a biennial timeshare offers usage every other year. A Biennial timeshares either have even or odd year usage, depending on whether the year ends on an even or odd number.

Timeshare Calendar 2020

Use this calendar to convert your vacation ownership's assigned week number into an easy-to-use calendar. Also, visit our interactive online calendar [here](#) to browse available timeshares for sale or rent by owner.

2020

January							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
52				1	2	3	4
1	5	6	7	8	9	10	11
2	12	13	14	15	16	17	18
3	19	20	21	22	23	24	25
4	26	27	28	29	30	31	

February							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
4							1
5	2	3	4	5	6	7	8
6	9	10	11	12	13	14	15
7	16	17	18	19	20	21	22
8	23	24	25	26	27	28	29

March							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
9	1	2	3	4	5	6	7
10	8	9	10	11	12	13	14
11	15	16	17	18	19	20	21
12	22	23	24	25	26	27	28
13	29	30	31				

April							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
13				1	2	3	4
14	5	6	7	8	9	10	11
15	12	13	14	15	16	17	18
16	19	20	21	22	23	24	25
17	26	27	28	29	30		

May							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
17						1	2
18	3	4	5	6	7	8	9
19	10	11	12	13	14	15	16
20	17	18	19	20	21	22	23
21	24	25	26	27	28	29	30
22	31						

June							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
22		1	2	3	4	5	6
23	7	8	9	10	11	12	13
24	14	15	16	17	18	19	20
25	21	22	23	24	25	26	27
26	28	29	30				

July							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
26				1	2	3	4
27	5	6	7	8	9	10	11
28	12	13	14	15	16	17	18
29	19	20	21	22	23	24	25
30	26	27	28	29	30	31	

August							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
30							1
31	2	3	4	5	6	7	8
32	9	10	11	12	13	14	15
33	16	17	18	19	20	21	22
34	23	24	25	26	27	28	29
35	30	31					

September							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
35			1	2	3	4	5
36	6	7	8	9	10	11	12
37	13	14	15	16	17	18	19
38	20	21	22	23	24	25	26
39	27	28	29	30			

October							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
39					1	2	3
40	4	5	6	7	8	9	10
41	11	12	13	14	15	16	17
42	18	19	20	21	22	23	24
43	25	26	27	28	29	30	31

November							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
44	1	2	3	4	5	6	7
45	8	9	10	11	12	13	14
46	15	16	17	18	19	20	21
47	22	23	24	25	26	27	28
48	29	30					

December							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
48			1	2	3	4	5
49	6	7	8	9	10	11	12
50	13	14	15	16	17	18	19
51	20	21	22	23	24	25	26
52	27	28	29	30	31		

Timeshare Calendar 2021

Use this calendar to convert your vacation ownership's assigned week number into an easy-to-use calendar. Also, visit our interactive online calendar [here](#) to browse available timeshares for sale or rent by owner.

2021

January							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
52						1	2
53	3	4	5	6	7	8	9
1	10	11	12	13	14	15	16
2	17	18	19	20	21	22	23
3	24	25	26	27	28	29	30
4	31						

February							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
4		1	2	3	4	5	6
5	7	8	9	10	11	12	13
6	14	15	16	17	18	19	20
7	21	22	23	24	25	26	27
8	28						

March							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
8		1	2	3	4	5	6
9	7	8	9	10	11	12	13
10	14	15	16	17	18	19	20
11	21	22	23	24	25	26	27
12	28	29	30	31			

April							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
12					1	2	3
13	4	5	6	7	8	9	10
14	11	12	13	14	15	16	17
15	18	19	20	21	22	23	24
16	25	26	27	28	29	30	

May							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
16							1
17	2	3	4	5	6	7	8
18	9	10	11	12	13	14	15
19	16	17	18	19	20	21	22
20	23	24	25	26	27	28	29
21	30	31					

June							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
21			1	2	3	4	5
22	6	7	8	9	10	11	12
23	13	14	15	16	17	18	19
24	20	21	22	23	24	25	26
25	27	28	29	30			

July							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
25					1	2	3
26	4	5	6	7	8	9	10
27	11	12	13	14	15	16	17
28	18	19	20	21	22	23	24
29	25	26	27	28	29	30	31

August							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
30	1	2	3	4	5	6	7
31	8	9	10	11	12	13	14
32	15	16	17	18	19	20	21
33	22	23	24	25	26	27	28
34	29	30	31				

September							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
34				1	2	3	4
35	5	6	7	8	9	10	11
36	12	13	14	15	16	17	18
37	19	20	21	22	23	24	25
38	26	27	28	29	30		

October							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
38						1	2
39	3	4	5	6	7	8	9
40	10	11	12	13	14	15	16
41	17	18	19	20	21	22	23
42	24	25	26	27	28	29	30
43	31						

November							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
43		1	2	3	4	5	6
44	7	8	9	10	11	12	13
45	14	15	16	17	18	19	20
46	21	22	23	24	25	26	27
47	28	29	30				

December							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
47				1	2	3	4
48	5	6	7	8	9	10	11
49	12	13	14	15	16	17	18
50	19	20	21	22	23	24	25
51	26	27	28	29	30	31	

Timeshare Calendar 2022

Use this calendar to convert your vacation ownership's assigned week number into an easy-to-use calendar. Also, visit our interactive online calendar [here](#) to browse available timeshares for sale or rent by owner.

2022

January							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
51							1
52	2	3	4	5	6	7	8
1	9	10	11	12	13	14	15
2	16	17	18	19	20	21	22
3	23	24	25	26	27	28	29
4	30	31					

February							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
4			1	2	3	4	5
5	6	7	8	9	10	11	12
6	13	14	15	16	17	18	19
7	20	21	22	23	24	25	26
8	27	28					

March							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
8			1	2	3	4	5
9	6	7	8	9	10	11	12
10	13	14	15	16	17	18	19
11	20	21	22	23	24	25	26
12	27	28	29	30	31		

April							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
12						1	2
13	3	4	5	6	7	8	9
14	10	11	12	13	14	15	16
15	17	18	19	20	21	22	23
16	24	25	26	27	28	29	30

May							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
17	1	2	3	4	5	6	7
18	8	9	10	11	12	13	14
19	15	16	17	18	19	20	21
20	22	23	24	25	26	27	28
21	29	30	31				

June							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
21				1	2	3	4
22	5	6	7	8	9	10	11
23	12	13	14	15	16	17	18
24	19	20	21	22	23	24	25
25	26	27	28	29	30		

July							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
25						1	2
26	3	4	5	6	7	8	9
27	10	11	12	13	14	15	16
28	17	18	19	20	21	22	23
29	24	25	26	27	28	29	30
30	31						

August							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
30		1	2	3	4	5	6
31	7	8	9	10	11	12	13
32	14	15	16	17	18	19	20
33	21	22	23	24	25	26	27
34	28	29	30	31			

September							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
34					1	2	3
35	4	5	6	7	8	9	10
36	11	12	13	14	15	16	17
37	18	19	20	21	22	23	24
38	25	26	27	28	29	30	

October							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
38							1
39	2	3	4	5	6	7	8
40	9	10	11	12	13	14	15
41	16	17	18	19	20	21	22
42	23	24	25	26	27	28	29
43	30	31					

November							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
43			1	2	3	4	5
44	6	7	8	9	10	11	12
45	13	14	15	16	17	18	19
46	20	21	22	23	24	25	26
47	27	28	29	30			

December							
Week#	Su	Mo	Tu	We	Th	Fr	Sa
47					1	2	3
48	4	5	6	7	8	9	10
49	11	12	13	14	15	16	17
50	18	19	20	21	22	23	24
51	25	26	27	28	29	30	31

Quiz: The Right Timeshare For You

Now that you've learned about the many different types of vacation ownership, you may still be wondering which one is best for you. Take this quiz to explore your options.

1. Select your desired purchase price:

- A. No budget
- B. \$10,000 - \$20,000
- C. \$1,000 - \$9,999
- D. Less than \$1,000

2. Do you like to explore new destinations or go back to your favorite resort?

- A. I'm an explorer
- B. I enjoy doing both!
- C. It depends
- D. I go back to my favorite resort

3. How often would you cook on vacation?

- A. Hardly at all
- B. Maybe two to three times
- C. I'd like to cook over four times
- D. Having a fridge is important—I'd cook most meals

4. How much space do you need on vacation?

- A. Just a small room is fine
- B. Some space to stretch out would be nice
- C. I'd like to have my own private room
- D. The bigger, the better!

5. How often do you like to get away?

- A. Every weekend
- B. Once a month
- C. At least once a year
- D. Every other year

6. On average, how long are your trips?

- A. It's always different, give me freedom!
- B. Long weekends are the jam
- C. Around 5-7 days at a time
- D. I take long holidays (over a week)

Quiz: The Right Timeshare For You (cont.)

Results

You made it through the Timeshare Quiz! Now add up all of your answers for our top timeshare brand recommendations!

What's Your Score?

For every "A" you selected, add **4** points **A**

For every "B" you selected, add **3** points **B**

For every "C" you selected, add **2** points **C**

For every "D" you selected, add **1** point **D**

Total _____

17-24 Points - See your results on [page 15](#)

9-16 Points - See your results on [page 16](#)

8 Points or less - See your results on [page 17](#)

DID YOU KNOW?

Most top brands are affiliated with a vacation exchange company like **RCI** or **Interval International (II)**. Timeshare owners can exchange their weeks or points to go **almost anywhere** in the world, so they're never tied down to one place!

To learn more about vacation exchange, go to [page 22](#).

Brand Breakdown



Before you go all in to buy a lifetime of amazing vacations, you'll also want to take a look at the top vacation ownership brands. These timeshare developers go above and beyond in customer service, luxurious resorts with stellar amenities, and they all offer different benefits that you might not find at the next.

The main question is, which vacation ownership brand aligns with your travel style and vacation preferences? We'll go through each to make the decision easier.

Top Timeshare Brands	Resorts	Countries	Points	Weeks	Exchange
Wyndham Destinations	200+	110+	✓	✓	RCI
Marriott Vacations Club	50+	127	✓		II
Diamond Resorts	90+	35+	✓		RCI & II
Welk Resorts	8	2	✓		RCI
Bluegreen Vacation Club	60+	3	✓	✓	RCI
Hilton Grand Vacations Club	45	113+	✓	✓	RCI
Holiday Inn Club Vacations	25+	100+	✓		RCI & II
Vistana Signature Experiences	22+	3	✓		II
Hyatt Residence Club	16+	54+	✓	✓	II

The Exception to Every Rule

Notice anything missing from the previous page? A mouse perhaps? While compiling and categorizing the top timeshare brands, we noticed that Disney Vacation Club simply didn't fit into a "one size fits all" category.

DVC is a well-loved brand, with 15 resorts in Florida, South Carolina, Hawaii and California. It is the epitome of family-friendly, with prime locations next to theme parks and popular vacation destinations.

It's also one of the more expensive vacation ownership clubs—even on the timeshare resale marketplace. If you're a Disney lover or have little ones that can't get enough of the mouse, consider looking into DVC as well.

<h2>Disney Vacation Club</h2> <p>Over-the-top family fun and magical memories await you at Disney Vacation Club resorts. With 15 properties in Florida, California, Hawaii and Hilton Head, take Mickey with you.</p>	Locations	15 Resorts, 5 Destinations
	Timeshare Exchange	Points Based
	Members	500k+
	Exchanges With	RCI
	LEARN MORE	DVC TIMESHARES FOR SALE

Because of Disney Vacation Club's popularity, we can hardly keep an inventory of DVC timeshares for sale. Our friends over at Fidelity Real Estate are the recommended DVC resale broker since 2005, selling more Disney timeshares than any other resale company. For DVC, head to [Fidelity Real Estate](#).

DID YOU KNOW?

Lockoff/Lockout: Lockoff or Lockout units are typically larger units which can be divided into two by locking a door. The halves can then be rented separately to different individuals.



If You Scored 17-24 Points, You Might Like...

Wyndman Destinations

Wyndham Destinations is the world's largest vacation ownership company with more than 200 resorts and over 4,300 affiliated exchange properties.

Locations **200+ Resorts, 110+ Countries**

Timeshare Exchange **Points Based**

Members **527k+**

Exchanges With **Parent Company of RCI**

[LEARN MORE](#)

[WYNDHAM TIMESHARES FOR SALE](#)

Marriott Vacation Club

Under Marriott Vacation Club, you can find multiple timeshare brands that offer unparalleled flexibility and experiences. Stay in over 130 countries and choose from 6,700 hotels!

Locations **50+ Resorts, 130+ Countries**

Timeshare Exchange **Points Based**

Members **400k+**

Exchanges With **Parent Company of II**

[LEARN MORE](#)

[MARRIOTT TIMESHARES FOR SALE](#)

Diamond Resorts

Offering exclusive access and hosting special events for their owners, Diamond is truly one-of-a-kind. Diamond Resorts captures the essence of incredible vacation experiences.

Locations **35 Countries**

Timeshare Exchange **Points Based**

Members **525k+**

Exchanges With **RCI**

[LEARN MORE](#)

[DIAMOND TIMESHARES FOR SALE](#)

If You Scored 9-16 Points, You Might Like...

Welk Resorts

Welk Resorts has been caring for travelers for over 100 years. Their customer service and guest experiences are well refined, offering incredible vacation ownership properties.

Locations	6 Destinations, 8 Resorts
Timeshare Exchange	Points Based
Members	50k+
Exchanges With	RCI

[LEARN MORE](#)[WELK TIMESHARES FOR SALE](#)

Bluegreen Vacations

Providing outdoor enthusiasts the ultimate retreats in nature, as well as families looking for quality vacation time, Bluegreen Vacations has over 60 resorts in the best destinations.

Locations	60+ Resorts
Timeshare Exchange	Points Based
Members	220k+
Exchanges With	RCI

[LEARN MORE](#)[BLUEGREEN TIMESHARES FOR SALE](#)

Hilton Grand Vacations Club

One of today's fastest growing hospitality brands, HGVC has properties in over 100 countries across the world. 300,000 owners enjoy the comfort and locations that HGVC provides.

Locations	113+ Countries
Timeshare Exchange	Points Based
Members	310k+
Exchanges With	RCI

[LEARN MORE](#)[HGVC TIMESHARES FOR SALE](#)

If You Scored Less Than 8 Points, You Might Like...

Holiday Inn Club Vacations

As a trusted name in hospitality, Holiday Inn Club is a leader in providing travelers comfortable accommodations and is one of the largest hospitality companies in the world.

Locations **5 Destinations, 15 Resorts**

Timeshare Exchange **Points Based**

Exchanges With **RCI & II**

[LEARN MORE](#)

[HOLIDAY INN TIMESHARES FOR SALE](#)

Hyatt Residence Club

Hyatt Residence Club owners have the privilege of making reservations at any one of 16 HRC resorts, as well as Hyatt's portfolio in over 700 hotels around the world.

Locations **16 Resorts**

Timeshare Exchange **Weeks Based**

Exchanges With **II & ILG Network**

[LEARN MORE](#)

[HRC TIMESHARES FOR SALE](#)

Vistana Signature Experiences

Previously known as Starwood Vacation Ownership, Vistana Signature Experiences manages, designs and builds resorts under Sheraton, Westin and St. Regis.

Locations **22+ Resorts**

Timeshare Exchange **Points Based**

Exchanges With **II**

[LEARN MORE](#)

[VISTANA TIMESHARES FOR SALE](#)

Vacation Now. Pay Later.



Intro to Timeshare Financing

You're probably familiar with the concept of financing a house, a car or even a laptop. But did you know you can also finance your timeshare? If the resort of your dreams feels a little out of the budget right now, there are options available.

Determining your credit worthiness and your ability to continue to make payments in the future are factors that lenders will consider. Be sure to prepare yourself with a good credit standing and a plan to make payments on time. While timeshares are a wonderful vacation opportunity, it's always wise to make the decision that's right for you and your family when it comes to finances and loans.

When Should I Apply For Financing?

As a buyer, there are a couple different ways to apply for financing. The most important thing to note is that if you decide to finance, you must have the loan secured before entering the contract phase.

Find Your Dream Timeshare First

Find the timeshare you just can't live without—the one of your vacation dreams! Then reach out to a lender to apply for financing it.

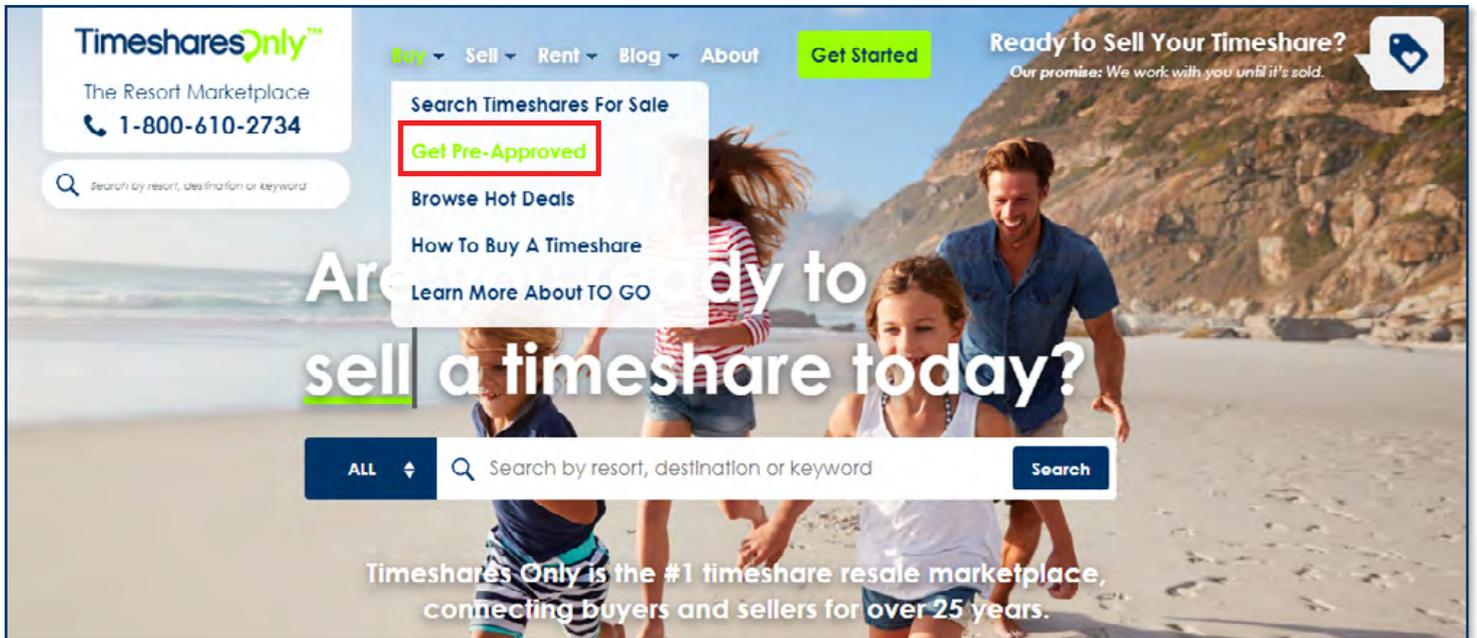
Or, Apply For Financing Before You Search

Apply for a timeshare loan ahead of time so you know exactly what you qualify for. Having this done first will help speed things along in the closing process, and help you budget the right timeshare for you!

Where Can I Apply For Timeshare Financing?

On our website, we make it easy to check out your options for financing. Under “[Buy](#)” on the homepage, select “[Get Pre-Approved](#)”.

You can also apply for financing while browsing our timeshares for sale. Buyers can check the box for more information about financing while making a risk free offer. There's even a [Monthly Payment Calculator](#) that can estimate your payments based on several factors you include.



DID YOU KNOW?

Financing your vacation ownership is easy. Our partners **Vacation Club Loans** offer fast loan approval, low interest rates and no hidden fees for the top timeshare brands out there.

To learn more about financing exchange, on the [next page](#). [↗](#)

Vacation Club Loans

When you apply for pre-approval on our website, our friends at Vacation Club Loans will reach out to you to go over the details of your loan application. Vacation Club Loans is a trusted resource for timeshare financing, providing excellent service and convenience.

Monthly Payment Calculator

Vacation Club Loans
Vacation's Guaranteed

Make easy monthly payments over 12, 36 or 60 months

\$97.06 based on a purchase price of \$4,000 at 11.9% APR for 60 months. Rates based on approval.

Timeshare Price :\$ Down payment:

Terms : Interest rate :

Find the payment that best fits your budget

\$97.06

[Make Offer Now →](#)

Subject to credit approval. Estimated monthly payments based on loan and interest only.

- Low rates starting at 9.9% APR
- Loan Orientation Fee of only \$179 due at closing
- No mortgage fees—that's a saving of over \$100+
- No hidden fees or monthly fees
- Finance up to 80% of your purchase
- Quick and easy approval process
- Finance up to 7 years

▼ Sale #1383087	N/A	N/A	N/A	0	110,000	Annual	\$8,000.00
▼ Sale #1383086	N/A	N/A	N/A	0	53,000	Annual	\$4,000.00
▼ Sale #1383085	N/A	N/A	N/A	0	81,000	Annual	\$4,000.00
▼ Sale #1378675	N/A	N/A	N/A	0	25,800	Annual	\$10,500.00
▼ Sale #1373990	3	3.0	N/A	0	81,000	Annual	\$27,500.00
▼ Sale #1373938	N/A	N/A	N/A	0	81,000	BI	\$10,000.00
▼ Sale #1373902	N/A	N/A	N/A	0	162,000	Annual	\$20,000.00

Where Is The Payment Calculator?

1. Go to a property posting
2. Click on **BROWSE FOR SALE** →
3. Click on your desired property to expand it
4. Click on the **Calculator icon** to pop open the calculator →

Experience the World with Exchange



Timeshare used to mean visiting the same resort at the same week every year. But, today's timeshare owners expect more flexibility in their vacation options than ever before.

Timeshare's Evolving

Many brands have partnered with or created their own vacation exchange networks. By joining a vacation exchange network, owners have the opportunity to deposit their week into the network in exchange for points. They can then use these points to reserve a vacation at another timeshare in the network.

Is There An Exchange Rate?

How many points are timeshares worth? Well, that depends! The factors that affect how many points a timeshare is worth is based on the time of year the unit is available, the location (how popular is the resort), and the size/features of your unit. These same factors determine how many points it will take to visit another timeshare.

Keep in mind, booking a vacation in Bali will likely take more points than booking one in Colorado. The good news? You can always purchase points on the resale market.

DID YOU KNOW?

Timeshare used to mean visiting the same resort at the same week every year.

What You Need to Know About Vacation Exchange

Resort Condominiums International (RCI) and **Interval International (II)** are the world's leading vacation exchange networks. With timeshare exchange, you can travel the world by becoming a member of a vacation exchange network.

- Your resort determines which vacation exchange program that you are eligible for.
- There are extra fees associated with vacation exchange.
- Your resort may be affiliated with Interval International, RCI, or both. They may also have their own internal exchange network!



vs



3,200+
80
2+ Million
1976
ILG, a subsidiary of Marriott Vacations Worldwide

4,300+
110
3.8+ Million
1974
Wyndham Destinations, a subsidiary of Wyndham Worldwide

How Vacation Exchange Works

Step 1: Become a member of your resort's affiliated exchange company, usually RCI or Interval International (or both!)

Step 2: Deposit resort points or week into your exchange account.

Step 3: Browse through hundreds of resorts or destinations.

Step 4: Use your exchanged points for a vacation somewhere completely new.

Timeshares vs. Hotels

Which is better for your vacation?

Timeshare rentals offer lots of perks over the traditional hotel experience. Why stay in a cramped room with little privacy and even less amenities when you stay at an upscale resort?

Timeshares

Family-Friendly

Many resorts offer special programming created just for you and your family.



Average Unit Is 3x Larger Than a Hotel Unit

There's more room for you to kick up your feet and make the most of your vacation.



Timeshares Offer In-Unit Comfort and Privacy!

Condo-style units keep mean you have room for the whole family without sacrificing privacy.



Timeshares Offer A Lifetime Value!

If you decide to purchase a timeshare, you can look forward to a lifetime of vacation savings.



Hotels

Caters to Adults

No family fun activities specially made for kids.

Average Unit Is 3x Smaller Than a Timeshare Unit

Forget putting your feet up - you'll barely have room for your suitcase.

Hotels Are Typically Studio Suites That Offer No Privacy

Who wants to sleep on the pull out bed?

Costs Increase Each Year

Hotel room prices increase every year, making your vacations more expensive each time.

Timeshare Rentals: Try Before You Buy Try Before You Buy



Did You Know You Can Rent A Timeshare?

Renting a timeshare is the perfect way to check out a resort you're interested in. Additionally, renting a timeshare is a great and affordable way to enjoy a luxury vacation.

Timeshare resorts have a wealth of activities you can't find at just any hotel. Participate in events on the property, head to on-site water parks and grab a bite at award-winning restaurants.

TRIVIA TIME!

1. How many people do you think purchase a timeshare after renting?

- A. 8%
- B. 33%
- C. 45%
- D. 56%

Answer is on the [next page!](#) 



We are ready to help you!

Give our rental department a call at **1-800-610-2734**

How to Rent a Timeshare

Renting a timeshare is easy. Just browse [rental timeshares](#) on our site and choose the one that will make your dream vacation a reality. Browse our postings and submit your offer online or give one of our consultants a call [1-800-610-2734](tel:1-800-610-2734).

For a complete step-by-step to find the perfect timeshare rental for you, follow the directions on the next page.

TRIVIA TIME!

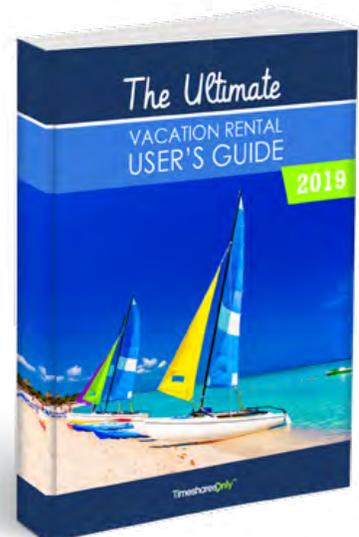
Did you guess correctly?

According to the ARDA International Foundation's 2016 Timeshare Datashare, **45% of respondents they surveyed** actually purchased a timeshare after renting one!

Download the Ultimate Vacation Rental Guide

- A Snapshot of Top Destinations and Resorts
- How to Rent a Timeshare Using the Largest Resort Marketplace
- Budgeting Worksheet to Plan Your Vacation

[GET YOUR FREE COPY NOW](#)



Using Our Site to Find Your Dream Timeshare

Shopping Made Easy

Ready to search for the vacation ownership of your dreams? It can be hard to find the right one with so many online marketplaces, brands and resorts.

Step One - What's Your Style?

Have you taken the Timeshare Quiz yet? We'll give you our recommendations on the right timeshare for you based on your personal travel style! Need more inspiration? Head to [our blog](#) for loads of travel guides.

Step Two - Start Your Search

Use our innovative search tools to find your perfect timeshare based on Brand, Destination or Resort.

The screenshot displays the TimesharesOnly website interface. At the top left, the logo 'TimesharesOnly™' is accompanied by the tagline 'The Resort Marketplace' and the phone number '1-800-610-2734'. A navigation menu includes 'Buy', 'Sell', 'Rent', 'Blog', 'Memorial Day Sale', and 'About'. A green 'Get Started' button and a 'Ready to Sell Your Timeshare?' link are also present. A search bar with the placeholder 'Search by resort, destination or keyword' is highlighted with a red box. Below the search bar, there is a 'FOR SALE' filter and a 'Search' button. A 'browse all timeshares' button is located below the search bar. On the right side, a 'Let our experts help' form is visible, containing fields for 'First Name', 'Last Name', 'Phone Number', and 'Email'. It also includes a checkbox for 'I am interested in Financing information. Learn More' and a 'GET STARTED' button. At the bottom of the page, there is a breadcrumb trail: 'All / For Sale / For Rent / Hot Deals'.



Step Three - Get Specific

Use filters to narrow down your search even further. Set your desired **Max Price, Beds/Baths, Amenities** or **Season**. The results of your search will show the resorts that apply to your filters and keywords. Find the one that looks interesting? Click on the resort or unit to learn more about it.

Step Four - Dive In

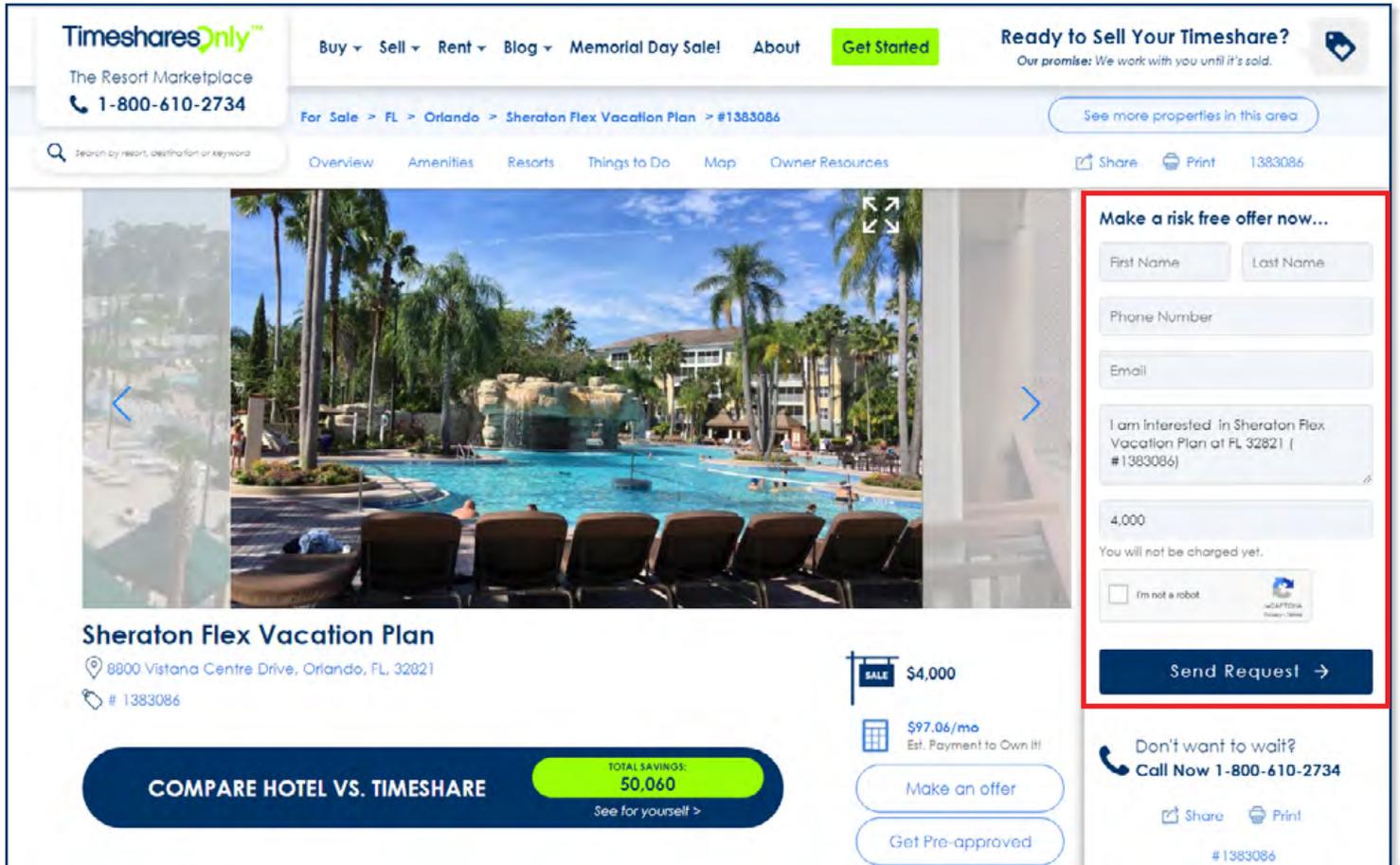
The resort profile page is packed with tools to help you make the final decisions. Take a look at high-quality images of the resort and units, read **About the Resort**, check out the **Resort Amenities** and even **Nearby Amenities**.

See real-life savings of Timeshare Vs. Hotel with the **Savings Comparison Calculator**. Will you be financing or considering financing your timeshare? Use the **Monthly Payment Calculator** to adjust possible loan opportunities.

<div style="background-color: #0056b3; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> <p style="font-size: 8px; margin: 0;">The avg. hotel room is 325 sqft</p> </div>	<h2>HOTEL</h2>	<h2>VS.</h2>	<h2>TIMESHARE</h2>	<div style="background-color: #0056b3; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> <p style="font-size: 8px; margin: 0;">70% of timeshares are 2+ bedrooms units with an avg. of 1,160 sqft</p> </div>
<div style="display: flex; justify-content: space-around; margin-bottom: 5px;"> <div style="text-align: center;"> Rooms </div> <div style="text-align: center;"> Nights </div> <div style="text-align: center;"> Years </div> <div style="text-align: center;"> Nightly Rate/Room </div> </div> <div style="display: flex; justify-content: space-around; margin-bottom: 5px;"> <div style="text-align: center;"> ^ 2 v </div> <div style="text-align: center;"> ^ 7 v </div> <div style="text-align: center;"> ^ 25 v </div> <div style="text-align: center;"> ^ \$125 v </div> </div>			<div style="display: flex; justify-content: space-around; margin-bottom: 5px;"> <div style="text-align: center;"> Private Rooms </div> <div style="text-align: center;"> Price </div> <div style="text-align: center;"> Annual Dues </div> </div> <div style="display: flex; justify-content: space-around; margin-bottom: 5px;"> <div style="text-align: center;"> ^ 2 v </div> <div style="text-align: center;"> ^ \$2895 v </div> <div style="text-align: center;"> ^ \$600 v </div> </div>	
<p style="font-size: 16px; margin: 0;">Total Cost : \$79,060.68</p> <p style="font-size: 10px; margin: 0;">See how we calculated this total</p>		<p style="font-size: 12px; margin: 0;">Total Cost : \$17,895</p> <div style="background-color: #90ee90; border-radius: 15px; padding: 5px; display: inline-block; margin-top: 5px;"> <p style="font-size: 16px; margin: 0;">Total Savings : \$61,165</p> </div>		

Step Five - Make An Offer

Make an offer using the form on the right side of the page. Don't want to wait? Call one of our timeshare resale representatives at [1-800-610-2734](tel:1-800-610-2734). They'll refer you to a licensed broker that can assist you in making an offer on your dream timeshare.



The screenshot shows the TimesharesOnly website interface. At the top, there is a navigation bar with links for Buy, Sell, Rent, Blog, Memorial Day Sale!, About, and a prominent green 'Get Started' button. A secondary navigation bar includes 'Ready to Sell Your Timeshare?' with a subtext 'Our promise: We work with you until it's sold.' and a heart icon. The main content area features a large image of a resort pool with lounge chairs. Below the image, the listing is titled 'Sheraton Flex Vacation Plan' with the address '9800 Vistana Centre Drive, Orlando, FL 32821' and ID '# 1383086'. A green badge indicates 'TOTAL SAVINGS: 50,060'. To the right, pricing information shows '\$4,000' and '\$97.06/mo Est. Payment to Own It!'. A 'Make an offer' button is visible. On the far right, a red-bordered form titled 'Make a risk free offer now...' contains fields for First Name, Last Name, Phone Number, and Email. A text box contains 'I am interested in Sheraton Flex Vacation Plan at FL 32821 (#1383086)'. Below this is a '4,000' input field and a checkbox for 'I'm not a robot'. A 'Send Request' button is at the bottom of the form. At the very bottom of the page, there is a call to action: 'Don't want to wait? Call Now 1-800-610-2734'.



What Are You Waiting For?
Find your timeshare of your dreams today.

VISIT TIMESHARES ONLY

A Step-by-Step Timeshare Closing Guide

Closing on your timeshare purchase doesn't have to be an intimidating process. Once you browse our timeshares for sale and make an offer, our qualified timeshare consultants can help guide you through the rest of the process.

We recommend our partners at Fidelity Real Estate, a Licensed Real Estate Brokerage with over 20 years of experience facilitating timeshare resales.



- ✓ Preferred Full Service Brokerage
- ✓ 20+ Years in Business
- ✓ A+ Rating with the Better Business Bureau
- ✓ ARDA Member

Fidelity Real Estate can help navigate the closing and transfer process. They make the transactions stress-free, preparing all closing documents and transfer of timeshare to your name with efficiency and security.



Step One: Negotiate the costs associated with the sale.

Typically, the buyer is expected to pay for the closing costs and fees, but buyers and sellers can work together to come up with a deal that works for both parties.

For example, if the seller has already used the timeshare for the current year or has borrowed points from an upcoming year, a buyer may want to adjust their offer price to account for not being able to use the timeshare immediately.

Step Two: Sign the contract and send it off to a reputable title company.

Fidelity Real Estate works with trusted title companies to assist you throughout the final steps of the closing and transfer process. The title company is responsible for holding the buyer's funds in escrow and sending all closing documents to the appropriate parties. They will also record the sale with the appropriate county records offices, notify the resort and/or HOA, transfer ownership into the new owner's name and then disperse all funds to appropriate parties.

Step Three: Contracts and offer are sent to the resort to go through the Right of First Refusal process. This takes 60 to 90 days on average.

To finalize the transfer, your contract is sent to the resort developer. The title company and Fidelity Real Estate agent assists with this process and will keep you updated on any progress. The Right of First Refusal (or ROFR) is the resort's right to buy the timeshare back at the offer price, or waive their right and approve the sale.

Once the ROFR is waived, the ownership transfers to the new owner!

Congratulations!

You've made it through the Vacation Ownership Buyer's guide!

Reading through this guide is an excellent first step to purchasing a timeshare. Keep this guide as a resource to help you through the timeshare purchasing process. We've covered everything from what a timeshare is, how you can try before you buy and how to find your dream vacation property using our new, user friendly site.

Using this guide can even help you choose the type of timeshare that fits into your lifestyle. We hope that we have provided you with a valuable reference to help you during your vacation ownership journey.



Ready to own your vacations?
Give us a call at 1-800-610-2734

Check out Our Other Guides Available



[The Ultimate Vacation Ownership Seller's Guide](#)



[The Ultimate Vacation Rental Guide](#)

Glossary

ARDA: The American Resort Development Association. Formed in 1989, ARDA established a legislative framework to protect consumers while allowing legitimate developers to prosper.

Annual Ownership: Timeshare usage is every year.

Banked Week: When owners can't use their weeks, they can 'bank' or save the week with the resort for use at a later time. Banked weeks expire after a certain length of time but provide added flexibility for owners.

Biennial Ownership: Owners with biennial usage rights may use their timeshares in even years or odd years depending on their contract.

Deeded Property: A piece of property that has the same ownership rights as regular real estate. It may be rented, sold, or bequeathed at the owner's discretion.

Even Year: Even year usage is one form of biennial ownership. Weeks with even year usage can be used during years ending in even numbers.

Fixed Week: A fixed week timeshare means that the owner may use the resort during the same week each year.

Float Week: Floating weeks allow owners to visit a resort at any time during the year, depending on the resort's availability. Some are restricted by seasons, normally labeled by High and Low, or by colors.

Fractional Ownership: Fractional ownership just means that individuals own a fraction of the property, time, etc. as opposed to owning the whole or entirety of it. They share it with other owners.

Gold Crown Resort: Gold Crown Resorts are designated by RCI as the highest rated category available to trade or exchange for. They have the highest trading power than other resorts, so owning at a Gold Crown Resort gives you more options to exchange within the RCI network.

Home Resort: In a points-based system, the home resort is the resort in which a timeshare owner originally purchased a vacation interest. This is typically deeded and owners have additional benefits when making a reservation at their home resort, like extended reservation windows and early booking.

Interval International (II): Interval International is a vacation exchange network that makes it possible to stay in thousands of resorts throughout the world. It is owned by Marriott.

Lockoff/Lockout: Lockoff or Lockout units are typically larger units which can be divided into two by locking a door. The halves can then be rented separately to different individuals.

Maintenance Fee: These are determined by the Homeowners Association or Resort Management Company at your resort to maintain the property and pay for insurance, utilities and renovations. Dues vary with each resort and depend on the size and type of unit.

Odd Year: Odd year usage is one form of biennial ownership. Weeks with odd year usage can be used during years ending in odd numbers.

Points: Used as currency in points-based timeshares. Most developers have different point systems, meaning point values differ depending on the developer you chose.

Maintenance Fee: These are determined by the Homeowners Association or Resort Management Company at your resort to maintain the property and pay for insurance, utilities and renovations. Dues vary with each resort and depend on the size and type of unit.

Odd Year: Odd year usage is one form of biennial ownership. Weeks with odd year usage can be used during years ending in odd numbers.

Points: Used as currency in points-based timeshares. Most developers have different point systems, meaning point values differ depending on the developer you chose.

Right to Use: A right to use property is a non-deeded property which is owned for a specific length of time.

Season (Prime, Red, White, Etc): Some weeks are restricted by season and can only be used during a certain span of time during the year. Different resorts specify different criteria for determining seasons.

Vacation Exchange Network: A vacation exchange network is a platform that allows timeshare owners to exchange the value of their vacations for stays at thousands of resorts located throughout the world.

Week: For timeshare purposes, the year is divided into weeks, and traditional timeshares allowed owners to own one week a year at a specific unit. These weeks can vary by resort and sometimes include a “week 53” which happens every few years.

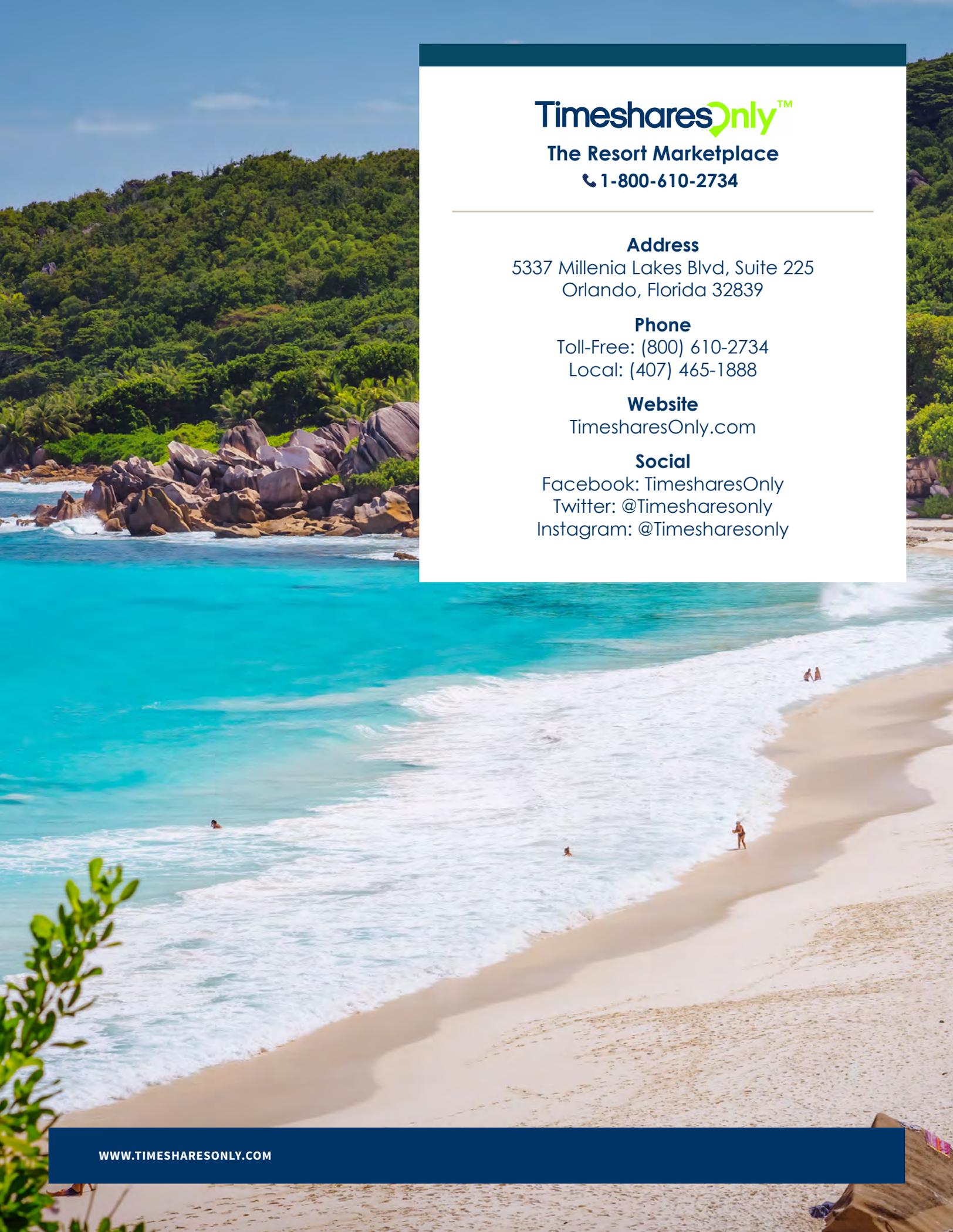
Are You Ready to Buy a Timeshare Today?



We are ready to help you!
Call us at **1-800-610-2734**

Timeshares**Only**™





TimesharesOnly™

The Resort Marketplace

☎ 1-800-610-2734

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Phone

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Local: (407) 465-1888

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Twitter: [@Timesharesonly](https://twitter.com/Timesharesonly)
Instagram: [@Timesharesonly](https://www.instagram.com/Timesharesonly)