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**The Advantages Of Vacation Ownership**

**By Shannon Jennewein**

Unlike a hotel room or rental cottage, which require payment for each use with rates that usually increase each year, ownership at a timeshare property enables vacationers to enjoy a resort, year after year, for the lifetime of their ownership with only a onetime purchase price and payment of yearly maintenance fees. Timeshare ownership offers vacationers an opportunity to save on the escalating cost of vacation accommodations over the long term while enjoying all the comforts of home in a resort setting.

There are over 6 million households worldwide, in over 270 different countries, that own timeshare or vacation ownership. The total number of resorts worldwide, participating in Vacation Ownership, now exceeds 5400 properties, with the United states leading the resort market with over 1600 resorts and 3.9 million owners.

Truly a home away from home, vacation ownership provides the space and flexibility to suit the needs of any size family or group. While most vacation ownership condominiums have two bedrooms and two baths, unit sizes range from studios to three or more bedrooms. Unlike hotel rooms, there are no charges for additional guests. Also, unlike hotels, most units include a fully equipped kitchen with dining area, washer and dryer, linens, stereo, televisions, VCRs and more.

Timeshare resort amenities rival those of other top rated resort properties and may include swimming pools, tennis, Jacuzzi, golf, bicycles and exercise facilities. Others feature boating, restaurants and equestrian facilities. Most timeshare resorts offer a full schedule of on-site or nearby sporting, recreational and social activities for adults and children. The resorts are staffed with well trained hospitality professionals, with many resorts offering concierge services for assistance with visiting area attractions.

Of more than 2,653 U.S. vacation owners surveyed. 85 percent claimed satisfaction with their vacation purchases. The most important features cited in the survey, conducted by ARDA, which helped affect the decision to become owners were the quality of the accommodations that were presented and the flexibility offered through exchange opportunities.

## The Advantages Of Vacation Ownership

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### **Timeshare Q&A: Understanding Types Of Timeshares Available**

**By Mel Tremaine**

\* What are the different types of timeshares available?

Timeshares are available in two basic types -- 'fee simple' and 'certificate.' Fee simple is similar to the ownership of one's home, while certificate is similar to a lease like renting an apartment. Another term for a fee simple ownership is deeded timeshare property. Fee simple ownership is like owning your own home and you receive a deed to the timeshare. On the other hand, certificate ownership, also known as right-to-use, gives you the ability of owning a timeshare for a specific amount of time, much like renting an apartment, only much longer. There are also some different consumer choices.

Examples of these timeshares include:

· Fixed week · Floating time · Points · Multi-location

The fixed week timeshare is the most familiar form and the oldest kind of timeshare. This works by purchasing one or more weeks to be used at the same time each year at your resort from which the weeks are numbered 1-52. Once you have purchased the number of weeks you will use the resort will guarantee that they will be waiting for you at that time.

A Floating Time timeshare works by buying your vacation time by the size of unit and season of the year, which is not designated as to the actual date or week of the year. This type of timeshare will give you the responsibility to contact your resort each year and confirm your arrival to the resort.

One of the advantages of this timeshare is offering you flexibility in your schedule; however, it is usually based on a first come-first served basis. This means that highly desirable weeks are often full during their season. Also, when exchanging you should first affix or reserve your time at your resort before the exchange companies will accept it for deposit.

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Another type of timeshare is called "Points." This kind of timeshare is the newest form of timeshare and has become very popular. The way this works is you purchase a number of points or credits, which will enable you to travel in a specific season of the year. You can also use most credit or points-based resorts for a maximum number of weeks purchased to a minimum of one night. The only drawbacks for this are the accounting systems. They are sometimes confusing and are subject to availability similar to the floating time.

The Multi-Location timeshare enables you to have more flexibility to visit other timeshares in other locations as long as it is within the same timeshare organization, either far or near as long as it belongs within the group.

\* Which is the most popular type of timeshare?

The most popular type of timeshare is the deeded ownership or fee simple but the points are also becoming more popular.

\* What is a fixed week timeshare?

The fixed week timeshare is the most familiar form and the oldest kind of timeshare. This works by purchasing one or more weeks to be used at the same time each year at your resort from which the weeks are numbered 1-52. Once you have purchased the number of weeks you will use the resort will guarantee that your timeshare property will be waiting for you at that time.

\* What is a timeshare fractional membership?

A timeshare fractional membership is a vacation real estate development owned by several members and operated for their enjoyment. This means that each member owns a fraction of the unit ranging from four to twelve owners per unit, a club residence as well as an interest in the club facilities and common areas.

\* What is the difference between a timeshare Fee Simple Ownership, a Certificate Ownership and a Leasehold?

The differences can be seen in how you actually have rights and ownership to the property. Each system allows you to have the time period wherein you can use the property.

In a Fee Simple Ownership, your ownership of the property is forever. You will get a deed for your share. You purchase a number of weeks in which you can use the property.

A Certificate ownership gives you a certain time period wherein you own the property. This depicts a certain time frame wherein you are a timeshare owner of a property.

Leasehold timeshare is when a state does to allow a deeded ownership of a property. You have a lease on a certain property in a certain period of time wherein you timeshare that property.

Mel Tremaine is a regular contributor to timeshare–related websites such as

<http://www.TimesharesFAQ.com>



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