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**Timeshare Fraud – How To Recognize And Avoid It**

**By Dana Sanders**

Does the ideal of purchasing a timeshare vacation package sound exciting? It should be, at the least, an exciting endeavor. Imagine your first inexpensive trip to the beach, a romantic week away or a much-deserved escape from the hustle and stress of the real world!

Ever think 'timeshare' only to have fraud be the next thing on your mind? You are not alone. Yet the simple truth of the matter is timeshares are generally a brilliant, safe and accommodating way to experience many popular vacation hotspots or secluded geographical treasures in the United States or abroad.

While purchasing timeshare options are usually safe, there are some common pitfalls - including less-than-honest dealings by some companies offering timeshares. But there are foolproof ways to avoid being caught unaware while searching for and purchasing the timeshare plan best suited for you and your family.

The first rule is an easy one – go with the larger, well-established companies. Common sense tells us that if they have been around for years it is less likely they would ruin their impeccable reputation with any type of fraudulent behavior. This especially holds true during the initial purchase or resale of a timeshare package.

Another important tool used to avoid timeshare fraud is to be certain you fully understand the contents of your contract. For example, a less than reputable company may make it contractually difficult to sell your timeshare in the event you wanted to do so. Contract literature is at best an art form. And since art comes in various disguises and at times carries a subtle dagger, you should be sure of the contents of your timeshare contract. Again, this is simple common sense as you would carefully consider the contents of any contract before signing on the "dotted line."

Be particularly wary of European and other overseas destinations if you aren't familiar with the company offering the timeshare. Be wary also of any timeshare company asking for upfront fees before they will engage in the sell of property. Blacklists are available to inform of companies that have engaged in timeshare fraud. Both ordinary citizens who have banded together and wish to inform

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others of their fraudulent timeshare experiences and timeshare companies have created these blacklists.

As you consider the potential for timeshare fraud, remember that there will always be reputable timeshare companies out there that will be straight up with the facts. This, of course includes many overseas companies. In that regard, do your own research. Timesharing is a popular and unique way to vacation. Perhaps if you were to ask around there are co-workers or relatives who have purchased timeshare packages and were pleased with all aspects of a certain timesharing company.

Becoming the victim of timeshare fraud is a frustrating and often expensive mistake. Research and planning - including having an attorney with your best interests at heart - will help you avoid the fraudulent companies. To get started in your research about timeshare fraud, just log on to the Internet and visit locations such as

<http://www.tug2.net>

or

<http://www.atimesharesz.com/timesharefraud>

to do a

thorough search.

No matter if you are on the red list or the green, regardless if you are expecting first class accommodations or comfortable down home charm, there will be countless timeshare packages that hold true to another cliché, what you see (in the brochures and the videos) is exactly what you will get. But remember, when it comes to timeshares or any other purchase you are considering, if it sounds too good to be true, it probably is!

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Visit

<http://www.atimesharesz.com/getaways.htm>

for featured low-priced vacation getaways at popular

destinations across the U.S. Looking for information about timeshares? Looking for information about timeshares? Go to

<http://www.atimesharesz.com>

. A Timeshares Z is a timeshares and vacation, resort

and condo rentals and resales directory.

## **Why Resell Your Timeshare?**

### **By Etoo**

Most of us think of timeshares as a lifetime commitment, but many people choose to sell their timeshare property after just a few years. If you're thinking of selling your timeshare, or you'd like to buy second hand, read on.

#### 1. Has the resort changed?

The timeshare boom was a while ago, when many resorts weren't as developed as they are today. Cheap flights and last-minute deals on accommodation mean that most resorts are easily accessible and attract tourists from all over Europe. This in turn can mean that the little resort that you loved when you bought your timeshare has now turned into a full-on 24-hour resort, and you're not comfortable holidaying there.

#### 2. Have your circumstances changed?

If you had a young family when you bought your timeshare, or you bought as a couple and you're now single, then the timeshare may not be the most appropriate way for you to spend your holiday time. Older children require different attractions and activities, or choose not to holiday with you at all, in which case your timeshare apartment may seem too big. If you are single, a timeshare apartment may not be the way you want to holiday any more. Selling your timeshare may enable you to have more freedom in your holiday time.

#### 3. Do you need to release money?

Although you are unlikely to get as much money for your timeshare as you spent when you bought it, selling will still produce some capital that you can use elsewhere. If you need to invest more money in a pension fund, or you want a deposit for another property, or you need to release cash for work on your own home, selling your timeshare might be a solution.

Whatever your reasons for deciding to sell your timeshare property, you will need an experienced agent to help you through, and to ensure that you get the best price and spend the least amount possible in fees.

Etoo is an experienced timeshare resale agent. To contact them, visit their website at

<http://www.etoocom>

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