

# Questions to Ask Before Buying a Timeshare

1. **Is it a *Deeded Ownership* or *Right To Use* (RTU) ownership?**
  - a. If RTU, when does the deed expire? (i.e. 5 years, 10 years, 15 years)
  
2. **Is the timeshare a points or weeks based system?**
  - a. If it is points-based system:
    - i. How many are given?
    - ii. When are the points renewed?
    - iii. What company are the points through?
    - iv. Do unused points carry over to the next year?
  - b. If the timeshare is a weeks-based system:
    - i. Is it a fixed or floating week?
  
3. **What are the benefits of purchasing straight from the developer instead of buying the same timeshare on the resale market?** (Get these in writing so you have proof later if they try to back pedal on any of these “perks”)
  - a. Can the benefits be transferred at time of resale?
  
4. **What are the annual maintenance fees for the resort?**
  - a. Have the maintenance fees increased at all over the past few years? If so, what is the rate of increase per year?
  
5. **Are there property taxes that are separate from your maintenance fee?**
  - a. If so, how and when you will you pay them if you are responsible for making the payment yourself?
  
6. **Do existing mortgages and/or liens play a role in this type of timeshare**

**ownership?** Would any outstanding balances to lenders or lien holders need to be resolved prior to actual transfer of ownership?

**7. Are you able to look at a current copy of the presently recorded deed?**

**8. Will a closing company be used in processing the sale?**

a. If so, who pays the closing costs?

**9. If ownership is changed, is there a transfer fee?**

a. If a transfer fee is required, how much does it typically cost?

**10. What is the timeshare rescission rate at this resort?**

---

Remember that while all of these are critical questions to ask before you buy timeshare or a timeshare resale, based on the situation, there may be many other important questions to ask as well.

To make sure you wind up owning a timeshare that fits both your vacation needs and your budget, do three simple things:

1. Take your time, and don't allow a salesperson to pressure you.
2. Do your own research so that you know exactly what you are buying and the terms of the sale.
3. Don't settle for a property that is almost-right. There are too many available options to consider purchasing anything less than a timeshare that is ideal for you and your family to enjoy for many happy years.

**For more details:** [Real Cost of Buying & Owning a Timeshare: What the Salesman Won't Tell](#)