00:00:05:00 - 00:00:09:29

Speaker 1

Good morning, everyone, and welcome back to another episode of Share the Wealth.

00:00:09:29 - 00:00:19:07

Speaker 2

This morning, we're dreaming of warmer weather, palm trees, the sunshine, the smell of the ocean, you name it. As many begin to travel down to that warmer weather.

00:00:19:07 - 00:00:27:00

Speaker 2

We thought it'd be a good idea to come on here and talk about a timeshare option. But before we do that, did you want to get into our disclaimer?

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Speaker 1

Yeah. Before we begin, we would like to reiterate this is being recorded on February 21st, 2024. The contents of this podcast are strictly for informational purposes only and nothing said should be taken as investment, tax or legal advice.

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Speaker 1

It is important to discuss your situation with a professional before making any financial decisions as the strategies discussed may not be suitable for you specifically,

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Speaker 1

As we discussed the topic of time today, we will be covering what a timeshare is, why you shouldn't just stop paying on one and how to get out of one if you find yourself in that sticky situation.

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Speaker 2

Yeah. So to begin, what is a timeshare? A timeshare is typically a vacation property that is shared with other owners, you know, in a tropical resort or something that you're going towards that warmer weather climate.

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Speaker 2

A couple of things to keep in mind is there are advantages to having a timeshare, such as if you're utilizing it each year, maybe you're taking your family members down for a vacation and this could be a great opportunity. However, there are disadvantages. You know, if you're not utilizing each year and you're just paying those maintenance fees, it might not be the best option for you and your family.

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Speaker 1

If you find yourself not utilizing the time share to your advantage and maybe you just don't get down to the resort on a yearly basis and you would like to get out of it.

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Speaker 1

One thing to keep in mind is to not just stop paying. If you just stop paying, you are at risk for judicial or non-judicial foreclosure where the timeshare company may take back the title. But more importantly, you will take a seven year hit on your credit score, which is something that you want to avoid.

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Speaker 1

As you begin to be ready to get out of that timeshare today, we are going to be talking about a few ways and tactics you can utilize to help yourself and your family move on that best path forward.

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Speaker 2

Yeah, and one of those ways is to give the timeshare back to the resort through a timeshare deed back program.

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Speaker 2

And this is done by contacting the resort that you're working with. It is common that they have a program. However, you always want to ask what the program specifics are for that resort. They may give you an offer to take the timeshare back. However, there might that might come at a cost. You might have to pay the maintenance fees in it for a couple of years while they're waiting to fill that spot for somebody else.

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Speaker 2

However, when you're talking to the resort, just stand firm on stating that the timeshare currently isn’t in the best interest for yourself. This could be due to the high maintenance fees, or maybe it's not pet friendly.

00:02:57:22 - 00:03:06:17

Speaker 1

And if the resort for some reason does not have a timeshare deed back program, another option that you could utilize is putting it on a resale market.

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Speaker 1

Now, when you put it on the resale market, keep in mind that, you know, it might only sell for a dollar. You might not be getting a whole lot of profit out of this, but you are getting out of that burden of those high costing maintenance fees that have been yearly. There are some websites out there that you can utilize to list the timeshare on, however it may cost, you know, $15 in order to sign up and list it.

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Speaker 1

If that doesn't work, outsourcing to a broker, there are lots of times there are specialists out there may help list it on various different sites to help get you out of it, but that might come at a higher cost. So utilizing the deed back program first and then trying to put it on the resale market yourself, and if those two options don't work, finding a specialist out there to help you at a lower cost is definitely an efficient way to help you move forward in your best interest.

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Speaker 2

Another option that you have is to donate the time share to a charity that's near and dear to your heart. You also could gift the time share to your family member or a personal connection that you have with somebody that is looking to find a time share themselves.

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Speaker 1

Yeah, some people love their time share. And if you utilize that on an annual basis, then you're definitely getting your money's worth. However, if you're not, it can be sticky and tough to get out of that contract. So maybe you just, instead of buying one, booking the resort for a week at a time whenever you are in the area or have the funds to go can be the most cost efficient way to get through it.

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Speaker 2

Yeah, but always remember to stay confident and hopeful throughout this process. It can be a longer process. So keeping that in mind is really important. Always look to work with a financial professional to make this process a little bit easier on yourself and your family members.

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Speaker 2

We hope you enjoyed this episode and always…

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Speaker 2

Don't forget…

00:04:59:06 - 00:05:01:11

Speakers 1 & 2

Share the Wealth!

Speaker 1: Lyndsey Payne, MBA

Speaker 2: Leyah Dauber