



## Timeshare Exit Strategies

Timeshares—often purchased with dreams of carefree vacations—can become more burden than blessing. If your timeshare no longer fits your lifestyle or your estate planning goals, you're not alone. Many clients ask me, "Jesse, how do I get rid of this thing without complicating my estate plan or burdening my heirs?" This quick guide will give you practical strategies to responsibly exit your timeshare obligations and keep your estate planning streamlined and stress-free.

### Direct Sale Strategies

#### Private Market Sales:

Online Marketplaces: RedWeek, eBay, Craigslist, Facebook Marketplace.  
Real Estate Brokers: Specialized timeshare brokers (e.g., Licensed Timeshare Resale Brokers Association).  
Key Considerations: Pricing competitively, managing expectations, marketing effectively.

#### Developer Buyback Programs:

Contact timeshare management company for potential buyback offers.  
Assess feasibility based on resort demand and developer policies.

### Donation and Charitable Strategies

#### Donation to Charity:

Charitable organizations that accept deeded properties (e.g., Donate for a Cause, although scrutiny and tax regulations limit this option).  
Ensure the receiving charity is IRS-approved for potential tax deductions.

#### Charitable Gift Annuities:

Transfer ownership to charity in exchange for a lifetime annuity.

### Legal and Contractual Exit Strategies

#### Timeshare Exit Companies:

Companies like Timeshare Exit Team, Wesley Financial Group, Newton Group, or Resort Advisory Group.  
Due diligence essential—check BBB reviews, FTC advisories, lawsuits, and customer feedback.  
Typical Approach: Negotiating directly with resorts/developers to cancel contracts.

#### Attorney-based Exits:

Law firms specializing in timeshare relief (e.g., Finn Law Group, Aaronson Law Firm).  
Utilize legal methods to challenge timeshare agreements (contract disputes, misrepresentation, undue pressure during sales).

### Transfer and Deed-Back Programs

#### Resort Deed-Back Programs:

Resorts may allow owners to surrender the deed under certain conditions.  
Programs vary significantly by resort/developer (e.g., Marriott, Wyndham, Hilton).

#### Third-party Deed Transfer Companies:

Vendors specializing in transferring timeshares to new parties or business entities (vet carefully for scams).

## Foreclosure and Strategic Default (Last Resort)

### Stopping Payments (Strategic Default):

High-risk approach; significant negative credit impact. Potential legal consequences and foreclosure by resort. Seek professional advice before considering this option.

## Exit through Consumer Protection and Regulatory Bodies

### State Attorney General and Consumer Affairs:

File complaints about deceptive sales practices or fraudulent contracts.

### Federal Trade Commission (FTC):

Reporting unfair practices might result in regulatory assistance.

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## Recommended Vendors and Resources:

### Reputable Resale Marketplaces:

- RedWeek.com
- SellMyTimeshareNow.com
- Timeshare Users Group (TUG)

### Attorney and Legal Advocacy Vendors:

- Finn Law Group
- Aaronson Law Firm
- Consumer Protection Attorneys

### Timeshare Exit Companies (with caution; verify reputation):

- Newton Group
- Wesley Financial Group
- Resort Advisory Group

### Donation-focused Companies (verify legitimacy):

- Donate for a Cause (limited scope)

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## Critical Precautions:

**Be wary of large upfront fees from exit vendors.**

**Always validate vendors with Better Business Bureau (BBB), FTC, and state Attorney General offices.**

**Consider initial consultation with a specialized attorney or advocate before choosing a vendor or strategy.**

## Quick Links to Recommended Services and Resources

### Resale Marketplaces

**RedWeek** – Trusted, BBB-accredited marketplace for listing and buying resale or rental timeshares

<https://www.redweek.com/timeshare-resales/>

**RedWeek Full-Service Resale** – Professional resale assistance with broker coordination and legal oversight

<https://www.redweek.com/sell-my-timeshare/full-service>

**Note: Developer buyback programs are typically managed directly through your resort. RedWeek does not offer buyback programs.**

### Timeshare Exit Services

**Newton Group Transfers** – Long-standing, attorney-backed timeshare exit firm offering personalized plans and legal representation <https://newtongrouptransfers.com/>

**Newton Group Consumer Guide** – Free downloadable *Consumer's Guide to Timeshare Exit*

<https://newtongrouptransfers.com/consumers-guide/>

### Law Firms Specializing in Timeshare Exit

**Finn Law Group** – Nationwide timeshare cancellation attorneys led by Michael D. Finn

<https://finnlawgroup.com/>

**Finn Law Group – Timeshare Cancellation FAQ** <https://finnlawgroup.com/timeshare-attorney-faqs/>

**Aaronson Law Firm** – Florida-based firm dedicated exclusively to timeshare contract exits

<https://aaronsonlawgroup.com/>

**Aaronson Law Firm – Timeshare Exit Programs: Pros & Cons**

<https://aaronsonlawgroup.com/timeshare-exit-programs-pros-and-cons/>

**Aaronson Law Firm – Timeshare Cancellation Process Overview**

<https://aaronsonlawgroup.com/timeshare-cancellation/>

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