



COLORADO

Department of
Regulatory Agencies

Division of Real Estate

A Division of Real Estate Consumer Advisory: If something sounds too good to be true, it probably is. Understanding Timeshare Resale Scams. [\(Video\)](#)

When considering a timeshare resale offer be suspicious of any unsolicited timeshare resale calls, mailers or emails. They are more than likely a scam to take your money. These companies claim to be a legitimate company but cite a false address somewhere in Colorado. When consumers respond, they are asked to forward various up front transaction fees to an out of state or country escrow company.

Use these tips to avoid being part of a timeshare resale scam:

- Always check out the timeshare reseller first - Investigate the business!
- Contact the Colorado State regulatory agency ([Division of Real Estate](#)) at DORA.
- Contact [Attorney General Offices](#) in the states where both you and the reseller are located.
- Contact [Better Business Bureaus](#) in the states where both you and the reseller are located.
- Verify that the real estate broker and title or escrow company are licensed.
- Contact your home timeshare resort to see if they have any information on the reseller.
- Be wary if the reseller has a website that is new and does not have much informational substance.
- Don't send money up front for any fees, taxes, or title work.
- Be cautious if money is only accepted by wire, in cash, money order, certified or cashier's check.
- Be suspicious if you are contacted "out of the blue" or if they cannot meet with you in person.
- Statements that you must act quickly in order to get the sale done.
- Do not provide any personal, bank account, or credit card information. Identity theft is likely.
- Oftentimes the reseller tells you not to talk with an attorney, accountant or anyone else.
- Be skeptical if the reseller claims that they already have a buyer or an interested Realtor.
- Verify that they have an actual physical office - many set up fake addresses or a PO Box.
- When you call no one is available, they will get back to you, or have you leave a message.
- Scammers usually offer you a lot more money than the timeshare is actually worth.
- Be leery if given guarantees or promises that they can get your timeshare sold fast.
- Be leery if given a "money-back" guarantee for the money you are asked to pay up front.
- "Google" the reseller to find out information about them online or if they have scammed others.



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Remember

If something sounds too good to be true, it probably is. If you have ANY questions about a timeshare reseller, contact the Division of Real Estate at 303-894-2166. **Take 5 to Get Wise and check out the timeshare resale company before you act.**