



ROYALE TIMESHARE RESALES

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Resort Resales Pty Ltd. Security Dealers Licence # 258420
ACN 059 831 015 ABN 48 059 831 015

LISTING YOUR CLUB WYNDHAM SOUTH PACIFIC CREDITS FOR RESALE

Thank you for your enquiry regarding the resale of your Club Wyndham South Pacific Membership. You can expect approximately 35 cents nett per **ANNUAL credit** owned. For example if you own a 12,000 annual credit membership, you can expect approximately \$4,200 nett for a sale of your membership in the current resale market. You may have a number of credits 'accrued or banked', however this does **not** increase the price, as a resale price is calculated based on your **ANNUAL credits only**. Your accrued credits act as a 'sweetener' so to speak and the more accrued credits, and/or bookings you have available under your membership, the more appealing your membership is to a buyer. For this reason, we ask that you do not use your membership once listed for sale. If you do, we would be grateful if you could please let us know immediately. It is very much a buyers' market at this time with many owners now reselling their memberships.

Also, please note the 6,000 credit memberships are valued a little lower at \$1,500 nett and the 7,000 memberships approximately \$1,750 as these are more common in the market place.

Wyndham memberships continue to be a popular choice for buyers, however it is difficult to provide you with a specific timeframe due to the large number of listings we receive. Wyndham advise that as at 1st January 2019 anniversary months of memberships sold to a current Wyndham owner must match. This means that if a current Wyndham owner purchases your membership to combine into theirs, both anniversary months must be the same. This does not however affect Purchasers who do not currently own a Wyndham membership. We do assure you we will do our utmost to resell your membership as quickly as possible for you.

To list your membership for resale with us, please complete and sign the **Authority to Sell** form and **Wyndham's Disclosure of Information form** attached, and post, or 'scan and email' to us. The Wyndham disclosure form is required to be completed and signed by all owners to enable our company to obtain your membership details, so that we can provide accurate information to potential buyers. We would therefore kindly request that you could complete, sign and return only pages '3' and '9' on the attached Wyndham authority.

****Please Note:** you do not need to fill in the 'Transfer TO' section on page 9.

The charge for listing your timeshare is **\$275** (incl GST) for a 12 month period. Please refer to tax invoice/receipt attached for payment options.

Please also note that Wyndham charge a **Transfer fee** for all sales. It is currently \$300 for a combine purchase (where a purchaser is already a member and is combining it into their current membership), and \$200 for a new buyer to Wyndham. This amount will be **added** to your asking price and then deducted from the sale amount at the time of settlement.

Conditions of Sale:

- All levy payments must be current (any outstanding levies will be deducted from the sale proceeds to provide clear ownership to the buyer).
- Any finance owing on the membership must be paid out in FULL prior to membership transferring to a new owner.
- Current year's credits must be available for buyer's use.
- All accrued credits and/or bookings under your membership will transfer to the buyer upon a sale.

Please do not hesitate to contact us should you need clarification of any aspect of listing and marketing of your timeshare for resale.

We are happy to be of service to you...



ROYALE TIMESHARE RESALES



WYNDHAM AUTHORITY TO SELL

Oct 2019

Contact Details

Office Use Only: RTR No: _____

Name(s)

Title Name
Title Name

Address

No & Street

Address

City/Suburb State P/Code Country

Telephone

(H) (M)
(W) (M)

Email

Please provide email address, as this is our preferred method of contact.

Ownership Details

Ownership Number Annual Credits For Sale

ie: The amount of credits received each year

Is your Timeshare Financed? Y / N If yes, amount outstanding \$

Nett Figure acceptable to you* \$ Is this negotiable? Y / N

*Asking price must be advised - Do not leave blank

Owner's Declaration

* I/ We agree:

- Any outstanding levies at the time of sale will be deducted from owners' proceeds of sale.
- I/We understand that all accrued credits and/or bookings under my membership will transfer to the buyer upon a sale.
- \$1,500 to \$2,000 for sales up to a purchase price of \$5,000, and for sales of \$5,000 and over, up to \$3,000 will be added to the asking price to cover RTR's commission.

Please type / sign your name here to confirm agreement to the above terms:

Signed

Signed

Date

Please ensure ALL required documents are returned with the correct information and signed by all owners. Use the following CHECKLIST to assist:

- Authority to Sell form - Please include your Ownership Number and Asking Price based on our quoted figure.
Tax Invoice/Receipt form - If paying by Direct Deposit please include a copy of the bank transfer receipt.
Wyndham's Ownership Transfer & Resale Information (Page 3) - signed by all owners as the 'Transferor'
Wyndham's Transfer Application Disclosure of Information Consent Form (Page 9) - Include your Name/s, Ownership Number, signed by all owners.



TAX INVOICE/RECEIPT

Date _____
Seller's Name(s) _____
Name of Company/Club _____
Seller's Phone number _____

Charges

Listing Fee \$250.00
Covers administration costs and the marketing of your membership for a 12 month period.

This listing is valid for 12 months and the listing fee is non-refundable.

GST \$25.00

Total Payable \$275.00

Payment

Payment may be made by

- **Cheque** (made payable to **RTR General Account**).
Please note: If you live **outside of Australia**, we only accept credit card or direct deposit payments in **AUD only**. We do not accept cheques from owners living overseas.

Direct Deposit into RTR General Account: **BSB # 084 510 Account # 185 247 199**
Using your **surname** as a reference. Please attach this page to your listing noting your direct deposit. If you are making a direct deposit from overseas, our NAB address is NAB Ashmore City Shopping Centre, Ashmore QLD 4214, and Swift code is NATAAU3304B

- **Credit Card** Mastercard Visa Card

Card No _____

Expiry Date _____ / _____

Name on Card _____

Signature of Cardholder _____

Please return this invoice with the **Authority to Sell** – retaining a copy for your records.

Australia: 1800 021 129
New Zealand: 0800 558 668
Fiji: 008 003 263
International: +61 (0)7 5512 8038
Fax: +61 (0)7 5512 8774
Email: transfer.ownership@wyn.com

✉: PO Box 7493, Gold Coast MC QLD 9726, Australia
(Monday to Friday: 7.30am to 7.00pm AEST)

Thank you for your request to transfer your ownership.

Please find attached a Transfer Request Pack, which includes a Disclosure of Information form, a Transfer Request form and a payment authority form. **These forms must be completed before we can generate Ownership Transfer Documents.**

The Disclosure of Information form states that *you are allowing us to share any of your necessary personal information with the other parties involved in the Transfer* for the purpose of completing the ownership transfer. This personal information includes but is not limited to your name and details of the Ownership (including upcoming holiday bookings and levy status).

We have also provided you with an information pack for the ownership transfer process. Please take the time to read and understand all aspects of the ownership transfer process before you choose to continue with your transfer.

Once we receive the fully completed and signed Transfer Request Form, including the completed Disclosure of Information forms **from all parties**, we will process the non-refundable Transfer Fee and generate the Transfer Ownership documents. This is usually completed within 7 to 14 business days from receipt by us.

Please note the following important terms and conditions:

- **All parties must sign a Disclosure of Information form before the transfer process can begin.**
This is to ensure we have authority from all parties regarding the protection of the privacy and personal information of each party involved. We cannot transfer an ownership without a signed Disclosure of Information form from **all** involved in the transfer.
- All transfers require payment of a non-refundable fee
 - There is no fee charged for transferring the ownership of a deceased estate
- If the account still has an outstanding loan amount to Finance by Wyndham Pty Ltd, all transferees (including current owners) are required to complete an Application for Finance and apply to Finance by Wyndham Pty Ltd for a change to the Credit Contract.
- Wyndham reserves the right to refuse a transfer application at its discretion.
- All outstanding bookings will be transferred to the new owners at the date of transfer
 - Any alteration to this term must be agreed upon between the transferor/s and transferee/s and must be notified to Wyndham Vacation Resorts Asia Pacific in writing from both parties.
Wyndham is not liable for the cancellation of any bookings following the transfer of ownership.
- Privileges benefits are not transferred unless the transfer is to an immediate relation, from a deceased estate, or the transferee purchases an upgrade to Privileges. In the event of a transfer between immediate relations, we require a statutory declaration stating that this is the case or a certified death certificate and Will or probate in the case of a deceased estate.

If you have any queries or concerns, please don't hesitate to contact us.

Kind regards,

The Transfers Department
Wyndham Vacation Resorts Asia Pacific Pty Ltd

OWNERSHIP TRANSFER REQUEST & INFORMATION PACK

Before you begin:

- Before requesting an Ownership Transfer, all applicants should read all information provided in this pack
- Additional evidence is required to complete the transfer request

TRANSFER PACK CONTENTS

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OWNERSHIP TRANSFER & RESALE INFORMATION

If you decide to relinquish your ownership in the Club Wyndham South Pacific, we are happy to provide you with assistance and advice. However, please be aware that neither Club Wyndham South Pacific nor Wyndham Vacation Resorts Asia Pacific Pty Ltd (“Wyndham”) assists in the exchanging of payment for the Ownership; this is strictly up to the individuals involved in the transaction.

All parties should be aware of the following conditions:

- Transferring your ownership will incur a transfer fee and an establishment fee.
 - The transferring parties are responsible for any costs, including taxes (and GST) associated with the transfer.
- **All levies and finance payments need to be paid up to date**, as we cannot process the transfer if there is any money owing by the transferor to the Responsible Entity.
- It is the transferor’s responsibility to disclose all information to the transferee regarding the ownership. Likewise it is the transferee’s responsibility to inform themselves of all matters relating to the ownership before signing the transfer paperwork.
- **The transferee should be aware that some vacation credits may have already been used for the anniversary year and that there may be existing bookings that will fall after the transfer date.** It is Wyndham’s policy that all vacation credits, booked vacations and any other ownership benefits and requirements belong to the transferee from the date of transfer. The transferor and transferee may choose to make a separate arrangement regarding overlapping bookings and vacation credits, which must then be advised to Wyndham in writing and contain all parties’ signatures, witnessed by a Justice of the Peace or other approved witness as listed.
- The number of vacation credits available on the ownership that will renew on the Anniversary Date may be more or less than those purchased, depending on the amount already used by the transferor.
- Any Privileges benefits given to the transferor by the Developer will not be transferred to the transferee, regardless of the number of credits transferred, unless the transferee chooses to purchase an upgrade, the transferee is an immediate relation of the transferor and provides a statutory declaration to that effect, or the transfer is from a deceased estate.
- Wyndham reserves the right to refuse a transfer application at its absolute discretion.

For further information and terms and conditions, please refer to our Product Disclosure Statement, which can be found on our website: <http://www.wyndhamap.com>.

Transferor please sign here to signal your understanding of resale information: _____

Transferee please sign here to signal your understanding of resale information: _____

TERMS USED

Terms	Meaning In Relation To This Request
Ownership	A membership in the Club Wyndham South Pacific, the holding of vacation credits for use at associated Club Resorts, and the ongoing financial commitment.
Owner(s)	Member who has been issued vacation credits
Transfer	In this instance, a change in the ownership of vacation credits. This can include, but is not limited to, the transfer of ownership from one party to another, the inclusion of an additional owner, the removal of one or more owners and the split of one ownership into two separate ownerships. Executors of deceased estates will also be required to complete an Ownership Transfer Application.
Disclosure of Information	The disclosure of personal information to other relevant parties for the purpose of the Transfer. Consent for the Disclosure of Information must be provided to Wyndham for a transfer to be undertaken. Information can include but is not limited to names, addresses, existing bookings, annual levy status and ownership details.
Certified Copy	A copy of a document certified by a registered Justice of the Peace (or approved alternative witness listed below).
Witnessed Document	An original document witnessed by a Justice of the Peace (or approved alternative witness listed below).
Transferor	The current owner(s) who wish to relinquish their ownership or add additional joint owners to the ownership.
Transferee	The person(s) intending to be named as owner(s) of the ownership from the date of transfer. The transferee(s) will take ownership of all remaining vacation credits within the account (unless otherwise determined between the transferor and transferee), and will be responsible for paying all future fees and levies from the date of transfer.
Vacation Credits or Credits	Beneficial interest in the Club which represent an owners' usage rights. The amount of credits an owner has determines when, where and for how long they can vacation. Vacation credits have a two-year lifespan, after which they will expire.
Booked Vacations	Booked vacations refer to existing vacation reservations made by the transferor as at the date of transfer.
Finance	Finance is a credit contract between an owner and Finance by Wyndham Pty Ltd. Any agreement with Finance by Wyndham Pty Ltd is separate and distinct from the transfer of ownership. Any owner who intends to transfer their ownership must either pay out all monies due and owing to Finance by Wyndham Pty Ltd or make application to Finance by Wyndham Pty Ltd for changes to the credit contact including the adding of new debtors.
Levies	Levies are annual fees charged to owners to cover the upkeep and maintenance of the Club Resorts. The number of vacation credits owned determines the annual levies payable and are payable on a monthly, quarterly or annual basis for the life of the ownership.
Direct Debit	Direct Debit is the easy way to pay ownership levies, by having automatic deductions taken from your account on a regular schedule. It is a hassle-free way of making sure owners don't fall behind in their payments, and can enjoy their holidays without worrying about money.
Privileges by Wyndham	Privileges is a benefits program providing greater options and flexibility for members and is separate from ownership. Privileges Members can use credits to book a wider range of travel options than normally available, including but not limited to flights, accommodation, travel packages and cruises.

FREQUENTLY ASKED QUESTIONS WHEN APPLYING FOR A TRANSFER

Why do we have to complete Disclosure of Information forms?

We value your privacy and we abide by the Privacy legislation. We must obtain your consent to disclose any personal information to another person.

We understand that many people are completing transfers involving close friends and family, and that these forms may seem unnecessary, but we believe that your personal information and privacy is worth this extra step.

Where can I locate a Justice of the Peace (JP)?

There are many online JP registers for each state and territory. Simply search for 'JP register (state/territory)'.

Most local shopping centres have JPs who are available on weekends or after-work hours.

If you are unable to locate or access a JP in your local area, we have put together a list of acceptable witnesses, *in order of preference*:

- Commissioner for Declarations
- Legal practitioner
- Commissioner for Affidavits
- Magistrate
- Judge of a court
- Registrar, or Deputy Registrar, of a court
- Patent attorney
- Trademarks attorney
- Police Officer

How long does the transfer take to complete?

Once all documents are received, and they are complete and correct, it generally takes 7 to 14 business days to finalise the transfer of ownership.

Do I, the Transferee, need to apply for finance from Finance by Wyndham Pty Ltd?

Any agreement with Finance by Wyndham Pty Ltd is separate and distinct from the transfer of ownership. If, however, the ownership is not fully paid for, all transferees (including Current Owners) will need to apply for finance to ensure they can afford the repayments. Please be aware that even if the ownership is paid in full, the owner will still be obligated to pay the annual levy fees associated with ownership.

If I'm already on the ownership and paying for the loan repayments, why do I need to apply for finance?

Even though you are currently on the ownership and making loan repayments, you are requesting a change to your loan contract. Each time a change is requested to your loan contract, we are legally obliged to ensure that we are lending responsibly. In compliance with the National Consumer Credit Protection Act and under our Australian Credit Licence we need to ensure that your finance agreement is suitable for you.

How much is the Transfer Fee?

The Transfer Fee is dependent on the situation. When splitting or combining an ownership, the Transfer Fee is usually \$300. To transfer ownership, the Transfer Fee is usually \$200. To add or remove an owner from an ownership, the Transfer Fee is usually \$100. If transferring the ownership of a deceased estate, there is usually no Transfer Fee. Please be aware that **this is a guide only**, and different fee schedules may be applied depending on circumstance. The Transfer Fee is inclusive of all taxes.

An establishment fee of AUD\$159.00 may also be payable.

How can I pay the Transfer Fee?

By Phone

Phone 1300 850 160 (option 3) to make payment by credit card (MasterCard, VISA).

By Post

Make Cheque, Money Order, Bank Draft payable to: Club Wyndham South Pacific

Post to: PO Box 7493, Gold Coast MC QLD 9726, Australia

By Bank Transfer

Bank	HSBC
Account Name	Wyndham Destinations Asia Pacific Pty Ltd
BSB	342 011
Account Number	599 297 001

Do I have to pay Wyndham money to purchase an ownership through a transfer?

Wyndham charges a non-refundable Transfer Fee to process the transfer of ownership only. We simply facilitate the transfer of vacation credits and we have no interest in or knowledge of privately-agreed purchases arrangements between the transferor and the transferee.

When I Transfer my ownership, can I still use the booking I made or the credits awarded before the transfer started?

When you transfer your ownership, it is transferred in full as it stands from the date of transfer, to the transferee unless otherwise agreed and advised in writing to Wyndham. Please ensure this written advice is signed by all parties and witnessed by a JP or other approved witness as listed.

I am purchasing an ownership that has Privileges membership. Will I automatically be a Privileges member?

Unfortunately, a Privileges membership is not transferrable to any other party, even when transferring an ownership with Privileges. Membership in Privileges is separate and distinct from membership in the Club and does not attach to the ownership. You can, however, choose to upgrade to a Privileges membership. Simply contact Wyndham to find out how you can do this.

This clause may be waived when transferring ownership between immediate family members who have provided a statutory declaration with their completed application, or the transfer is a deceased estate. This is at the discretion of Wyndham.

What if I cannot locate someone to sign the documents to remove him or her?

When you joined Wyndham, you signed legal documents that stated that all owners legally have the same rights to ownership. Therefore, to remove an owner, you will both be required to sign the documents. You will need to try all reasonable steps to locate the other person, including but not limited to:

- Contacting known family and friends;
- Searching White Pages;
- Searching social network sites;
- Completing a Police Check to locate the other party;
- Completing an Electoral Role check to locate the other party; and
- Utilising the services of a lawyer/solicitor.

VACATION CREDIT FACTSHEET

We recommend that you read the Product Disclosure Statement for full details on the features of Club Wyndham South Pacific and benefits from vacation ownership

Important Information about vacation credits and booked vacations for ownership transfers:

All current vacation credits and future booked vacations will be transferred to the transferee, and will no longer be available for the transferor's use.

The transferor and transferee may choose to come to a private agreement regarding any remaining vacation credits or booked vacations, but this agreement must be advised to Wyndham in writing, signed by all parties, and witnessed by a Justice of the Peace or other approved witness as listed.

What are Vacation Credits?

Vacation credits are the “currency” of the Club Wyndham South Pacific and represents the beneficial interests of owners in the Club. When owners join the Club, they purchase however many vacation credits they think will suit their lifestyle and meet their holiday needs. These vacation credits are then deposited directly into their personal Club Wyndham South Pacific account, ready for immediate use.

Owners use their vacation credits to book accommodation for single or multiple night stays at Club Resorts; according to resort availability, reservation guidelines, seasons, and the Club's Credit Charts.

How do Vacation Credits work?

The Club's vacation credit system works much like a traditional bank account. When owners book a holiday, the credits needed to cover the reservation are automatically withdrawn from their account.

Credits have a two-year lifespan and can be used, saved, borrowed, or even gifted to family and friends. At the end of the two-year period, any remaining vacation credits will expire on the last day of the month in which the owner's anniversary date falls.

Each year, on their anniversary date, an owner's Club Wyndham South Pacific account is refreshed with the full number of vacation credits they own (unless they have borrowed from their following year's allotment.)

Provided their annual levy fees for the upcoming year are paid in full, Club Wyndham South Pacific premier owners can choose to borrow vacation credits from the upcoming year to increase their holiday options in the current year.

UNDERSTANDING CREDIT CHARTS

When planning your holidays, it is important to remember that the number of Vacation Credits required to book a particular resort will be determined by **1, 2, 3 and 4** below. We'll use Coffs Harbour - Terraces as an example:

1 RESORT LOCATION

The location of the resort.



2 TIME OF YEAR

The season that you wish to book in:

- Red (high season)
- White (medium season) or
- Blue (low season)



3 ROOM TYPE

The apartment size you desire (e.g. one-bedroom or two-bedroom).

Please note the number of people that each type of apartment can accommodate – limits may not be exceeded.



4 DAY OF THE WEEK

The days of the week you will be reserving.

Nightly Rate (on Vacation Credits)	Nightly Rate			Weekly Total
	Mon-Thu	Fri-Sat	Sun	
BLUE	900	700	400	2000
WHITE	600	925	750	5000
RED	850	1250	1100	7000

Transfer Application Disclosure of Information Consent Form

Transfer From:

Owner Number:	Name:	
	Email:	
	Name:	
	Email:	

Transfer To:

Owner Number:	Name:	
	Email:	
	Name:	
	Email:	

Disclose Information to (broker): Royale Timeshare Resales

Number of Credits to Transfer (or "All"): ALL

I/We hereby provide express consent to Wyndham Vacation Resorts South Pacific Limited, Wyndham Vacation Resorts Asia Pacific Pty Limited (collectively referred to as Wyndham) to disclose any personal and financial information held by Wyndham (including but not limited to address, credits owned, annual levy status and current bookings) from the date of signature hereof to any and all parties involved in the Ownership transfer I/we am/are requesting. This consent applies to the disclosure of information to all current and intended Owners of the Ownership in question, for the purpose of transferring Vacation Credits held in the Club Wyndham South Pacific by Wyndham.

I/We understand and agree that Wyndham and all related entities, their employees and officers accept no liability and responsibility whatsoever for errors or omissions, including negligence, or for any damage, loss or claim arising from disclosing any personal and/or finance information.

Full Name: _____ **Signature:** _____ **Date:** _____

Full Name: _____ **Signature:** _____ **Date:** _____

Full Name: _____ **Signature:** _____ **Date:** _____

Full Name: _____ **Signature:** _____ **Date:** _____

Additional Notes:
