



# Timeshare Resales

Pend Oreille Shores Resort Hope, Idaho

## RESALES at PEND OREILLE SHORES RESORT

Welcome to Timeshare Resales at Pend Oreille Shores Resort! This is a list of Pend Oreille Shores Resort intervals available for resale through Private Individual Owners.

If you see an interval you are interested in, simply call the number in the far right hand column that corresponds with the selected interval. This list is for individual sales only (so if you are a commercial timeshare resales entity: no solicitations please!).

The prices listed are "asking prices". Most owners will entertain a reasonable offer (reasonable, being the key word!). Timeshare resale prices vary (sometimes substantially) depending on time of year, location of unit and seller motivation. Please keep in mind that prices and availability can change from what is listed since sales are being negotiated almost daily.

Transfer costs (also "ownership change fees") are \$115 and are payable to Pend Oreille Shores Resort Association. This includes the cost of having the resort file your deed in Bonner County. Pend Oreille Shores Resort can assist you in the preparation of the necessary paperwork and will provide a complete set of Condominium Documents after the transfer of title is complete. On the back page are a list of questions that you might consider when purchasing a timeshare interval at Pend Oreille Shores Resort.

Below is a key to the charts that follow.

WEEK	UNIT	SIZE	UP/DOWN STAIRS	LOCATION	RCI	II	PRICE	CONTACT
See Calendar for dates	See Resort Map	Bed/Bath 1/1 or 2/2	Up Or Down	Water-front or Water-view	Red White Blue	Red Yellow Green	Does Not Include Closing Costs	POSR Owner: For Sale by Owner through POS Resort

12/14/2017

## SPRING: Weeks 10 - 21

WEEK	UNIT	SIZE	UP/DOWN	LOCATION	RCI	II	PRICE	CONTACT
10	B7	2/2	Down	Waterfront			1,750	POS Owner (208) 264-5828 ext. 101
11	C12	2/2	Down	Waterfront			2,900	POS Owner (208) 264-5828 ext. 101
13	D17	1/1	Down	Waterfront			1,100	POS Owner (208) 264-5828 ext. 101
16	C13	1/1	Down	Waterfront			1,800	POS Owner (208) 264-5828 ext. 101
16	C14	1/1	Up	Waterfront			4,000	POS Owner (208) 264-5828 ext. 101
17	D21	2/2	Up	Waterfront			1,300	POS Owner (208) 264-5828 ext. 101
17	G44	1/1	Up	Waterview			800	POS Owner (208) 264-5828 ext. 101
18	C15	2/2	Up	Waterfront			1,300	POS Owner (208) 264-5828 ext. 101
18	D20	1/1	Up	Waterfront			950	POS Owner (208) 264-5828 ext. 101
19	E24	2/2	Down	Waterview			1,600	POS Owner (208) 264-5828 ext. 101
20	D17	1/1	Down	Waterfront			999	POS Owner (208) 264-5828 ext. 101
20	F38	1/1	Up	Waterview			Best Offer	POS Owner (208) 264-5828 ext. 101
20	G42	1/1	Up	Waterview			800	POS Owner (208) 264-5828 ext. 101
21	C14	1/1	Up	Waterfront			900	POS Owner (208) 264-5828 ext. 101
21	D18	2/2	Down	Waterfront			7,500	POS Owner (208) 264-5828 ext. 101
21	E27	2/2	Down	Waterview			6,500	POS Owner (208) 264-5828 ext. 101

## SUMMER: Weeks 22 - 33

WEEK	UNIT	SIZE	UP/DOWN	LOCATION	RCI	II	PRICE	CONTACT
21,22, 23,24	F38	1/1	Up	Waterview			2,000 each <b>OR:</b>	POS Owner (208) 264-5828 ext. 101 <b>DISCOUNT for multiple week purchase!</b>
22	B8	1/1	Up	Waterfront			3,500	POS Owner (208) 264-5828 ext. 101
23	A2	2/2	Down	Waterfront			5,000	POS Owner (208) 264-5828 ext. 101
23	C14	1/1	Up	Waterfront			2,500	POS Owner (208) 264-5828 ext. 101
23	F35	1/1	Down	Waterview			1,950	POS Owner (208) 264-5828 ext. 101
23	G39	1/1	Down	Waterview			2,700	POS Owner (208) 264-5828 ext. 101

## SUMMER: Weeks 22 - 33 cont.

WEEK	UNIT	SIZE	UP/DOWN	LOCATION	RCI	II	PRICE	CONTACT
24	C14	1/1	Up	Waterfront			3,000	POS Owner (208) 264-5828 ext. 101
24	E26	1/1	Down	Waterview			3,000	POS Owner (208) 264-5828 ext. 101
24	F33	1/1	Down	Waterview			3,500	POS Owner (208) 264-5828 ext. 101
24	F37	2/2	Up	Waterview			2,500	POS Owner (208) 264-5828 ext. 101
25	C14	1/1	Up	Waterfront			4,000	POS Owner (208) 264-5828 ext. 101
25	F37	2/2	Up	Waterview			5,250	POS Owner (208) 264-5828 ext. 101
26	E23	1/1	Down	Waterview			4,000	POS Owner (208) 264-5828 ext. 101
26	E24	2/2	Down	Waterview			7,000	POS Owner (208) 264-5828 ext. 101
26	E27	2/2	Down	Waterview			6,000	POS Owner (208) 264-5828 ext. 101
27	A5	1/1	Up	Waterfront			4,400	POS Owner (208) 264-5828 ext. 101
27	E28	1/1	Down	Waterview			4,700	POS Owner (208) 264-5828 ext. 101
27	F35	1/1	Down	Waterview			5,000	POS Owner (208) 264-5828 ext. 101
28	G41	1/1	Down	Waterview			5,000	POS Owner (208) 264-5828 ext. 101
28	H50	1/1	Up	Waterview			5,800	POS Owner (208) 264-5828 ext. 101
29	A5	1/1	Up	Waterfront			5,700	POS Resort (208) 264-5828 ext. 101
29	B8	1/1	Up	Waterfront			8,500	POS Owner (208) 264-5828 ext. 101
29	E29	2/2	Up	Waterview			13,500	POS Owner (208) 264-5828 ext. 101
29	H48	1/1	Up	Waterview			5,000	POS Owner (208) 264-5828 ext. 101
30	E26	1/1	Down	Waterview			5,000	POS Owner (208) 264-5828 ext. 101
30	H47	1/1	Down	Waterview			7,000	POS Owner (208) 264-5828 ext. 101
30	H48	1/1	Up	Waterview			5,000	POS Owner (208) 264-5828 ext. 101
31	A3	2/2	Up	Waterfront			18,000	POS Owner (208) 264-5828 ext. 101
31	F36	1/1	Up	Waterview			7,500	POS Owner (208) 264-5828 ext. 101
31	G42	1/1	Up	Waterview			8,500	POS Owner (208) 264-5828 ext. 101
31	H48	1/1	Up	Waterview			5,000	POS Owner (208) 264-5828 ext. 101
32	D19	1/1	Down	Waterfront			12,000	POS Owner (208) 264-5828 ext. 101

## FALL: Weeks 34 - 47

WEEK	UNIT	SIZE	UP/DOWN	LOCATION	RCI	II	PRICE	CONTACT
34	E28	1/1	Down	Waterview			2,000	POS Owner (208) 264-5828 ext. 101
34	F35	1/1	Down	Waterview			4,000	POS Owner (208) 264-5828 ext. 101
34	H49	2/2	Up	Waterview			4,400	POS Owner (208) 264-5828 ext. 101
35	D20	1/1	Up	Waterfront			5,000	POS Owner (208) 264-5828 ext. 101
35	E24	2/2	Down	Waterview			5,000	POS Owner (208) 264-5828 ext. 101
35	F36	1/1	Up	Waterview			2,000	POS Owner (208) 264-5828 ext. 101
36	B9	2/2	Up	Waterfront			4,500	POS Owner (208) 264-5828 ext. 101
36	C16	2/2	Up	Waterfront			4,000	POS Owner (208) 264-5828 ext. 101
36	G39	1/1	Down	Waterview			1,099	POS Owner (208) 264-5828 ext. 101
36	H48	1/1	Up	Waterview			500	POS Owner (208) 264-5828 ext. 101
37	D19	1/1	Down	Waterfront			4,000	POS Owner (208) 264-5828 ext. 101
38	B8	1/1	Up	Waterfront			865	POS Owner (208) 264-5828 ext. 101
38	E29	2/2	Up	Waterview			1,800	POS Owner (208) 264-5828 ext. 101
38	G40	2/2	Down	Waterview			3,000	POS Owner (208) 264-5828 ext. 101
39	C13	1/1	Down	Waterfront			2,600	POS Owner (208) 264-5828 ext. 101
39	E24	2/2	Down	Waterview			3,000	POS Owner (208) 264-5828 ext. 101
39	E29	2/2	Up	Waterview			1,500	POS Owner (208) 264-5828 ext. 101
40	A2	2/2	Down	Waterfront			3,000	POS Owner (208) 264-5828 ext. 101
40	E27	2/2	Down	Waterview			1,500	POS Owner (208) 264-5828 ext. 101
40	E31	2/2	Up	Waterview			1,200	POS Owner (208) 264-5828 ext. 101
41	C12	2/2	Down	Waterfront			2,000	POS Owner (208) 264-5828 ext. 101
41	F36	1/1	Up	Waterview			5,000	POS Owner (208) 264-5828 ext. 101
42	C12	2/2	Down	Waterfront			2,000	POS Owner (208) 264-5828 ext. 101
43	D18	2/2	Down	Waterfront			1,300	POS Owner (208) 264-5828 ext. 101
44	C12	2/2	Down	Waterfront			1,300	POS Owner (208) 264-5828 ext. 101

## FALL: Weeks 35 - 47 cont.

WEEK	UNIT	SIZE	UP/DOWN	LOCATION	RCI	II	PRICE	CONTACT
44	E24	2/2	Down	Waterview			2,800	POS Owner (208) 264-5828 ext. 101
44	F33	1/1	Down	Waterview			1,600	POS Owner (208) 264-5828 ext. 101
47	E28	1/1	Down	Waterview			1,500	POS Owner (208) 264-5828 ext. 101
47	E29	2/2	Up	Waterview			2,900	POS Owner (208) 264-5828 ext. 101

## WINTER: Weeks 48 - 9

WEEK	UNIT	SIZE	UP/DOWN	LOCATION	RCI	II	PRICE	CONTACT
49	F37	2/2	Up	Waterview			2,500	POS Owner (208) 264-5828 ext. 101
50	B7	2/2	Down	Waterfront			6,000	POS Owner (208) 264-5828 ext. 101
50	G39	1/1	Down	Waterview			800	POS Owner (208) 264-5828 ext. 101
51	A2	2/2	Down	Waterfront			6,500	POS Owner (208) 264-5828 ext. 101
51	C12	2/2	Down	Waterfront			3,500	POS Owner (208) 264-5828 ext. 101
51	E29	2/2	Up	Waterview			2,000	POS Owner (208) 264-5828 ext. 101
51	F33	1/1	Down	Waterview			1,500	POS Owner (208) 264-5828 ext. 101
52**	A2	2/2	Down	Waterfront			3,000	POS Owner (208) 264-5828 ext. 101
1	D21	2/2	Up	Waterfront			3,500	POS Owner (208) 264-5828 ext. 101
1	H49	2/2	Up	Waterview			2,800	POS Owner (208) 264-5828 ext. 101
6	E26	1/1	Down	Waterview			750	POS Owner (208) 264-5828 ext 101
7	B9	2/2	Up	Waterfront			1,255	POS Owner (208) 264-5828 ext. 101
8	B9	2/2	Up	Waterfront			1,250	POS Owner (208) 264-5828 ext 101
8	D21	2/2	UP	Waterfront			2,000	POS Owner (208) 264-5828 ext. 101
9	A1	2/2	Down	Waterfront			4,000	POS Owner (208) 264-5828 ext. 101
9	C15	2/2	Up	Waterfront			2,000	POS Owner (208) 264-5828 ext. 101
9	E27	2/2	Down	Waterview			5,000	POS Owner (208) 264-5828 ext. 101



# Common Questions

The following are common questions that might arise in the purchase of a timeshare interval:

## 1. When can I occupy or use my interval?

Timeshare is different in that people can “spacebank” or “deposit” their interval up to a year in advance with an exchange company in order to trade into other resorts. If an interval has been space-banked, it belongs to the exchange company and cannot be occupied by the new owner. If the seller has put their interval up for rent and the unit has rented, the rental will stand. Always ask whether the unit will be available for the upcoming year (the resort can also check on the status of the interval in question and let you know). The first year of occupancy should be very clear at closing.

## 2. Are the Maintenance Fees (also called “Annual Assessments”) paid? When are they due?

Maintenance Fees at Pend Oreille Shores are billed **ONE YEAR IN ADVANCE** and are due upon receipt. We can let you know where your interval falls in our billing cycle (for example, weeks 1-13 are ALWAYS billed December 1st and due January 1st., weeks 14-26 are ALWAYS billed March 1st due April 1st and so on). It is customary that the party that will be using the interval in any given year pays the Maintenance Fee for that year (if you are going to occupy the interval for the first time in 2018, you will need to reimburse the seller for the 2018 fees if they have already been paid).

## 3. Are the intervals deeded or leased?

Timeshares are treated like Real Estate Property in Idaho. Your interval (specific unit/specific week) is Deeded, meaning you own it until you decide you don’t want to! Some resorts have 20 or 30 year leases or “right to use” contracts. Since these intervals are deeded, you can pass them on to your heirs. Please bear in mind these are legal deeds that must be dealt with like real property in your estate planning process.

## 4. How do I get involved in exchanging my interval to other resorts?

There are many Exchange Companies in the Industry and they each have their own membership requirements and fees for exchanges. Just let us know you are interested and we will get you the information you need to get started.

## 5. Besides the Maintenance Fees, are there any other costs involved with ownership?

The Annual Maintenance Fee is the only fee required at this time. Pend Oreille Shores’ Fees also include property taxes so that is not a separate bill you’ll have to worry about. Pend Oreille Shores has had only two Special Assessments since the resort’s inception in 1983 (\$150 billed in 2010, \$220 billed in 2018). The Bylaws allow the Board of Managers to levy a Special Assessment for emergencies or substantial repairs or improvements if needed. If there is a Special Assessment, owners are obligated to pay it. Other fees that might occur involve user fees for things like renting paddle boats, or movies, and internet access.

**IF YOU HAVE ANY QUESTIONS PLEASE CONTACT**

**PEND OREILLE SHORES RESORT AT (208) 264-5828 ext. 101 or 181**