



WORLDNET BROKERAGE **A TIMESHARE RESALE OUTLET**

TIMESHARE SALES, AUCTIONS, RENTALS & LIQUIDATIONS
1828 WEST HWY 76 SUITE A-1, BRANSON, MO 65616
800.516.8770 OFFICE - 417.336.9449 FAX
WWW.WORLDNETBROKERAGE.NET

Welcome to WorldNet Brokerage,

Thank you for the Trust and Confidence you placed in WorldNet Brokerage, We are very excited to represent you on the sale of your Resort Membership;

All Properties are identified by an ***Inventory Number*** on our Websites and Your Inventory Number is _____

Please use your **Inventory Number** each time you contact the office. It helps us to quickly assist you.

1. Fill out the enclosed paperwork,
2. Keep the pages of information for your records
3. Mail back those that require your signature (General Conditions, Listing Agreement and Sellers Agreement)
4. Include a copy of your Deed for legal description
5. If you have any questions while completing those three forms, contact us and we will be happy to assist you.

Our Successful history is due to the team work between us and sellers to provide the possible buyers with as much information as possible. We look forward to the sale of your Timeshare Property.

All timeshare properties for sale will be posted on our main Web site:

www.worldnetbrokerage.net

Some Properties Qualify to be posted on our Web site:

www.bransontimeshareresale.com

Only Rentals are posted on our Web site:

www.allvacationrentals4u.com

Sincerely,

Customer Service Team
customerservice@worldnetbrokerage.net



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RESALE POLICY

Dear Timeshare Owners - Welcome to WorldNet Brokerage,

This company was developed to serve the needs of timeshare owners that no longer can use their timeshare properties, or cannot afford it any longer. Somewhere there is a potential buyer who can use your timeshare and save some money. Our job is to put both together. We use an escrow company for all closings. Our success is your satisfaction!

Net Cash Listing Agreement
No Up-Front Commission
Non-Exclusive Listing
No Appraisal

How we work is simple: We sell direct to vacationers like yourself who can see the benefit and savings of timeshare ownership, travel clubs, and campground memberships. We create a wide exposure of your property to owners at your resort, as well as in adjacent resorts working on anticipated response percentages. We only market your property in the zone where your resort experiences it's highest percentage of sales experience. We use direct mail, email, and phone approaches in order to achieve the highest response for our efforts and mailing costs.

#1 IN EXPOSURE!

The internet is our main source for sales; about 80% of the sales come from our two websites. Each one of our websites has approximately 400 pages. We submit them twice a month to search engines like: Yahoo, MSN, Alexa, Claymont, Entireweb.com, Google, AOL, Netscape, Won, search it, Searchalot, Walhello, Inter-Change, Lookseek.com, Jayde, online directory, mallpark, nerd word media, on a mission, scrub the web, search engine project.com xensearch, Alta vista. We optimize the web for a friendly key word readiness by using B-Central. We do not falsely boast of advertng in countless publications or TV programs, such marketing would be prohibitive in cost for any resale agency and simply put is not done. We do advertise on the local newspaper periodically and major supermarkets where the tourists in Branson will go.

WALK-IN TRAFFIC

Branson has 28 timeshare resorts and 12 travel clubs actively selling. Branson welcomes 8,000,000 tourists annually and growing. About 90% of these attend a sales presentation. We are conveniently located on "The Strip" Hwy 76 between the "Appletree Craft Mall" and "Galleria Mexico Home Decor" to ensure heavy volume of walk-in traffic to our location.

REFERRALS

We are affiliated with a number of reputable brokerages and co-broker each other's listings. By doing so, more brokers are working to achieve success with your listing. Due to our success with purchasers and sellers we are referred to their friends for results. We ask that you take a moment to complete the attached agreements along with other additional information you can provide in order to better equip us in selling. If you have any further questions please do not hesitate to contact us directly as one of our agents will be more than happy to help you.



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GENERAL CONDITIONS

Please read thoroughly

This agreement is non-exclusive. You may use other brokers or agencies without cost or obligation to WORLDNET BROKERAGE. WorldNet Brokerage will co-broker with other brokers at no additional cost to owner.

It is the **OWNER'S RESPONSIBILITY** to contact WorldNet Brokerage in writing if the unit is no longer for sale. If WorldNet Brokerage procures a bonafide buyer prior to receipt of such notice and the owner refuses to close than the OWNER must pay WorldNet Brokerage the sum of \$1,000.00.

It is the OWNER'S responsibility to notify the managing entity and the exchange company (if any) of the sale.

All proceeds from the sale will be disbursed in a timely manner upon final closing with the escrow company. All closing costs incurred at the time of sale shall be the responsibility of the buyer. Seller warrants that all maintenance fees/special assessments are current to the present month and that the SELLER will pay for any maintenance fees/special assessments (if any) to a current status before transfer date.

Owner shall indemnify and hold WorldNet Brokerage, its' officers and employees harmless against and from any misrepresentation made herein by owners or owner's resort, managing entity, resort developer or resort sales agents or failure of owner to perform hereunder.

Owner acknowledges that due to extensive advertising and promotions programs incurred by WorldNet Brokerage that the selling fees (paid by buyer) may be more than those charged in "normal" real estate transactions.

Seller is using WorldNet Brokerage solely as a clearing house and marketing agency; not as an agent, and understands that WorldNet Brokerage does not represent developers or owners of any timeshare resort property.

This agreement is to be construed according to Missouri Law and the venue for any action is Taney County, Missouri

THERE IS NO GUARANTEE THAT YOUR TIMESHARE CAN BE SOLD AT ANY PARTICULAR PRICE OR WITHIN ANY PARTICULAR TIME FRAME.

Seller

Date: _____

Seller

Date: _____



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Inventory # _____

Listed by _____

Date: _____

SELLERS AGREEMENT

This agreement by and between WorldNet Brokerage of Branson Missouri, hereinafter referred to as COMPANY, and

(Owner)
of _____ Telephone Number _____
(Address)

hereinafter referred to as SELLER for the purpose of placing SELLER'S Resort Membership known as:

(Resort Name)

and will accept \$ _____ net to SELLER for the sale of said membership. COMPANY is to price said membership so that it's fee is the excess over the net paid by buyer.

SELLER may sell membership themselves or may use other means of sale without obligation for the fees or costs to COMPANY. SELLER is using COMPANY solely as a clearing house and not as an agent, and understands that company does not represent buyers of memberships.

SELLER hereby indemnifies and holds COMPANY, its officers and employees harmless against and from any and all claims, demands and liabilities arising from any misrepresentation by SELLER or SELLER's failure to perform hereunder.

SELLER hereby agrees and intends the BUYER may rely on statements made in this agreement. All closing costs incurred at the time of the sale shall be the responsibility of the BUYER. Resort transfer fees shall be the responsibility of the SELLER.

SELLER warrants that all dues are current to the present month, and that the SELLER will pay for any dues or assessments owing before the transfer date.

SELLER agrees to return immediately to BUYER or assignee, all consideration, in the event of a material misstatement or misrepresentation of fact by SELLER. SELLER is to notify COMPANY in writing should said membership no longer be available for sale.

SELLER agrees that due to special advertising, promotional programs, and in some instances co-brokerage with other Real Estate Firms, that the selling fees may be more than those charged in "Normal" Real Estate transactions. I hereby express my full knowledge of the fact and by signing this agreement, accept the NET amount for my Resort Membership as listed above.

This AGREEMENT is to be construed according to Missouri law and the venue for any action is Taney County, Missouri. The term of this agreement is twelve (12) months from the date herein, and can be extended at the request of the SELLER by written Notice.

THERE IS NO GUARANTEE THAT YOUR TIMESHARE CAN BE SOLD AT ANY PARTICULAR PRICE OR WITHIN ANY PARTICULAR TIME FRAME.

SELLER

SELLER

DATE

REPRESENTATIVE FOR COMPANY

DATE



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Inventory # _____
Listed by _____
Date: _____

LISTING AGREEMENT – RESORT MEMBERSHIP

Owner Name _____ Owner Name _____
Address _____ City _____ State _____ Zip _____
Home Phone _____ Work Phone _____ Cell Phone _____ Other Phone _____
Primary Email _____ Secondary Email _____

RESORT INFORMATION

Resort Name _____ Resort Corporation _____ Resort Location (City) _____ State _____

Please CHECK each appropriate box, and FILL IN appropriate information below regarding your Resort Membership above.

Usage	Ownership Type	UNIT SIZE	SEASON
Annual <input type="radio"/>	Floating Week <input type="radio"/>	Studio <input type="radio"/>	Red/High <input type="radio"/>
Biennial Even <input type="radio"/>	Fixed Week <input type="radio"/> # _____	1 bedroom <input type="radio"/>	White/Med/Yellow <input type="radio"/>
Biennial Odd <input type="radio"/>	Points-Amount <input type="radio"/> # _____	2 bedroom <input type="radio"/>	Blue/Low/Green <input type="radio"/>
Triennial <input type="radio"/>	RCI points <input type="radio"/>	3 bedrooms <input type="radio"/>	Any time (Points) <input type="radio"/>
Lock-off <input type="radio"/>	Resort Points <input type="radio"/>	4 bedrooms <input type="radio"/>	
The Resort Ownership is Deeded Yes <input type="radio"/> No <input type="radio"/>		Right to Use <input type="radio"/> #of years remaining _____	

RESORT FEES & CLUB FEES

Maintenance Fees \$ _____
Are they Current Yes No
Paid Annually
Monthly
Quarterly
Every Other Year

Information Mortgage

Year Purchased _____
Purchase Price (appx) _____
Own Free and Clear Yes NO
Balance Owed (appx) _____
Lender _____
Club Dues \$ _____

Exchange Organization: RCI Interval International ICE Other _____

Additional bonus program or Additional benefits: _____

DOCUMENTS ENCLOSED: Copy of Deed Copy of Resort Sellers Contract Other _____

Owner Asking Price: (net to seller) \$ _____ *Dollar amount received by the seller after commissions and closing costs/fees. All liens, mortgages, and club dues (including assessments if any) shall be paid from net price.

This agreement authorizes WorldNet Brokerage of Branson, Missouri to sell my Resort Membership for a net amount of \$ _____. Both parties agree that 30 days before the expiration of this listing agreement. SELLER must notify WorldNet Brokerage in writing if the property is no longer available for sale. WorldNet Brokerage will renew your listing agreement for an additional twelve months, unless stated otherwise, and charge a non-refundable fee of \$99.00 to the card on file.

THERE IS NO GUARANTEE THAT YOUR RESORT MEMBERSHIP CAN BE SOLD AT ANY PARTICULAR PRICE OR WITHIN ANY PARTICULAR TIME.

Owner Signature _____ Date _____ Owner Signature _____ Date _____
Representative for Company _____ Date _____