



# FREE GUIDE TO SUCCESSFULLY BUYING A HILTON RESALE TIMESHARE

presented by: [www.sellingtimeshares.net](http://www.sellingtimeshares.net)

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## Intro

This article is intended to provide a potential HGVC owner with a general understanding of the Hilton Grand Vacation Club (HGVC) system, and how to choose the best HGVC ownership for them. Within this article, you'll find benefits and rules that can also be found inside of the Hilton Grand Vacation Club's annual member guide. These include club rules, [points charts](#), season charts, a full HGVC [resort directory](#), and current fees to date. All rules and fees are variable and can be subject to change, so it is also good practice to consult the annual member guide in addition to this article to verify the information contained herein. None of us are current or former employees of Hilton or any of Hilton's affiliates, nor have we been provided with any

compensation for writing this article.

Hilton Grand Vacations Company, LLC (HGVC) was established in 1992 as the timeshare resort ownership division of Hilton, and operates The Hilton Club and Hilton Grand Vacation Club, which are highly flexible points-based ownership and exchange systems. To become an HGVC owner, you simply choose a particular home week when initially purchasing your timeshare. You can be deeded to your choice of the 59 resorts currently in the HGVC resort family for varying costs.

## **Learning More About Your Home Week With An HGVC Timeshare**

Booking your Hilton Grand Vacation Club (HGVC) vacation is a very easy process. Whether you're planning a year ahead or booking just 3 days before check-in, the HGVC reservations hotline or online booking tool can help you explore all of your options across Hilton's resort portfolio. But if you are buying a Hilton timeshare to travel to a specific location, or during a specific time of the year, you'll be glad to know Hilton tries to ensure owner's deeded property is available each year.

## **Understanding The Underlying Deed**

An interesting fact about HGVC, is that unlike some other points based ownerships, Hilton timeshares are real property so owners of these timeshares receive a deed at the time of transfer. This deed determines the resort location, unit size, season, and subsequently annual maintenance and taxes. Reserving your HGVC home week occurs when you book a reservation that matches your deed exactly, which just means you have to visit your home resort, using your deeded unit size, during your assigned season. Thankfully, Hilton allows owners to have a priority booking window for their home resort to help you make sure you can always book the property you own first.

## **Priority Booking Window For Your Home Week**

You can book your home week up to 12 months in advance, rather than 9 months in advance for all other HGVC resorts. For the first 90 days of your home week booking window (365 days to 276 days before your check-in date), you will have the option of booking your home resort, during your deeded season, using your original unit size before other owners can book your home resort using their points.

Also, booking your home week online or over the phone through HGVC reservations is complimentary, so if you choose your initial purchase wisely, you may find yourself reserving without paying a fee quite often. Although members are still required to pay the annual dues, not having to pay a reservation fee is an extra perk awarded to home week reservations.

## **Purchasing Your Home Resort**

If not paying a reservation fee sounds like a sweet deal or if you have a favorite location, picking your home week and resort is going to be an important consideration prior to purchasing your ownership. Your home resort should be a place that your family can visit year after year, with a season that will allow vacations for years to come. If flying to your destination will cost your family thousands every year, look into local timeshare properties that are within driving distance to cut down travel expenses. Also, knowing what activities your family would like to do during your stay, or what attractions interest them, should be another factor in the decision of choosing your home resort.

## Choosing Your Deeded Unit Size

Do you plan on traveling with a lot of family or friends? HGVC ownerships can offer as much as a 3 Bedroom Penthouse, or even a studio for those packing lightly. Understanding what size of unit you'll need might be a big consideration if you need the space in order to be comfortable, or hey, even just stay *sane*. In-suite amenities can vary amongst unit sizes, with some bigger units offering more bells and whistles than the smaller units, but this is resort specific.

## Selecting Your Assigned Season

Keep in mind each resort's seasons vary. For example, platinum season may be made up of winter weeks for ski resorts, yet for beach resorts, platinum season is comprised of the summer weeks. Some resorts have many seasons, and other resorts will only have platinum and gold. You can review [Hilton seasons charts](#) for more information about what weeks belong to the various seasons at each HGVC resort.

## Buying Just For the ClubPoints

In an article we wrote a while ago called, "[Hilton Flamingo Timeshare Resale. Why Buy Hilton In Vegas?](#)", we explored the value of just buying a location with one of the cheapest maintenance fees, and accepting a 9 month booking window and reservation fee for many bookings. The fact is, many buyers on the resale market purchase this way. Many are more interested in just having enough points to book the types of places and reservations they want to, and are less hung up on going to the same place every year.

The flexibility of this unique situation where you have a deed but also points, allows owners the certainty of reserving their home week every year, and yet the versatility to travel to Hilton's global network of resorts if you're a resort explorer. Not to mention all the other great [benefits of Hilton resale timeshares](#).

If you're ready to start the conversation, feel free to [fill in a contact form](#), and we'll have a licensed agent reach out to you. If you'd like more info, keep reading for an overview of Hilton's resort portfolio, the benefits of ownership, season charts, timeshare exchange information and much more.

## Resorts in the HGVC System

To date, Hilton currently operates 59 individual resorts and has developer relationships with Club Intrawest and Grand Pacific Resorts. The resort directory can be found within our [Hilton Resort Directory](#).

## Ownership, Benefits, Privileges and Rules

These are the facets of HGVC resorts that can have distinct differences, dependent on whether HGVC has built the resort, or if another developer has built the resort (an affiliate resort). Watch our video overview of the [Benefits and Features of Hilton Resale Timeshares](#) for a quick view at all an HGVC can do in less than 4 minutes.

While many HGVC built resorts were typically sold as floating week ownerships that can be used as points throughout the Hilton system, different deed types can be found. For example, in Florida, a majority of the affiliated resorts were sold offering fixed, as well as flex, week timeshare options. Floating week (points) ownerships are more common on the resale market. Predetermined amounts of points are assigned to various ownerships based on the resort location, unit size and season. You can study our [Hilton points charts](#) page to see how many points each season at each resort gets.

In contrast, an owner of a fixed week ownership who chooses not to use their home week reservation will be allotted a fixed amount of Club Points each year, based on location, size of unit and season in which they own.

HGVC built properties are also only directly affiliated with RCI (Resort Club International) and SFX (San Francisco Exchange). Some HGVC affiliates have the benefit of being simultaneously affiliated with RCI, SFX and II (Interval International). Additionally, Hilton affiliate owners are not required to join the Club, though they are able to sign up and pay an enrollment fee if they choose to become a Club member. This fee is currently \$399 to date. Compare this with HGVC built resort owners who are automatically enrolled as Club members and cannot choose to withdraw membership from the club. Club membership includes annual membership to RCI.

Being an HGVC Club member yields distinctive benefits and can be very flexible for one's booking requirements, and offers all of the accommodations one would come to expect in a vacation plan.

## HGVC Season Charts

Ownership with HGVC is a deeded, fee simple, one-week interest in a single property during a specific time of the year, or season. If the resort is HGVC built, one is allotted a fixed amount of Club Points each year, determined by the extent and type of the accommodations (i.e. the

number of bedrooms in a single unit) and the season in which the ownership is deeded. HGVCclub determines their seasons in the following manner: Bronze, Silver, Gold, Platinum and fixed Holiday weeks. These seasons vary based on the demand of a resort during particular weeks. Certain weeks are sold as a fixed week that can be canceled and turned into points. An example of this is week 52 at The Las Vegas Strip property. It is sold as a fixed week, which is automatically reserved for the owner. The reservation can be cancelled and it will be worth the associated platinum points.

The points associated with each season of HGVC built resort have fixed values based on the unit size and view. The unit size and the particular resort one is deeded to determines the maintenance fees. There is no discrepancy in maintenance fees for a platinum, gold, silver or bronze week at that particular property, so long as the unit size is identical. Below is a seasons chart to help assist owners in determining their timeshare ownership.

<b>HGVC Resorts</b>	<b>Platinum Season</b>	<b>Gold Season</b>	<b>Silver Season</b>	<b>Bronze Season</b>
	Weeks	Weeks	Weeks	Weeks
<b>California</b>				
Hilton MarBrisa	22-42, 51-52	1-21, 43-50		
Grand Pacific Palisades	22-42, 51-52	1-21, 43-50		
Carlsbad Seapointe Resort	22-42, 51-52	1-21, 43-50		
<b>Florida</b>				
SeaWorld	6-15, 24-32, 51-52	1-5, 16-23, 33-43	44-50	
International Drive	6-15, 24-32, 51-52	1-5, 16-23, 33-50		
Parc Soleil	6-15, 24-32, 51-52	1-5, 16-23, 33-50		
Casa Ybel Resort	7-13, 51-52	1-6, 14-18, 24-33, 43-48	19-23, 34-42, 49-50	
Hurricane House Resort	7-13, 51-52	1-6, 14-18, 24-33, 43-48	19-23, 34-42, 49-50	
Sanibel Cottages Resort	7-13, 51-52	1-6, 14-18, 24-33, 43-48	19-23, 34-42, 49-50	
Shell Island Beach Club	7-13, 51-52	1-6, 14-18, 24-33, 43-48	19-23, 34-42, 49-50	
Tortuga Beach Club	7-13, 51-52	1-6, 14-18, 24-33, 43-48	19-23, 34-42, 49-50	
The Charter Club of Marco Beach	7-13, 51-52	1-6, 14-18, 24-33, 43-48	19-23, 34-42, 49-50	
Club Regency of Marco Island	7-13, 51-52	1-6, 14-18, 24-33, 43-48	19-23, 34-42, 49-50	
Eagles Nest Beach Resort	7-13, 51-52	1-6, 14-18, 24-33, 43-48	19-23, 34-42, 49-50	
Sunset Cove	7-13, 51-52	1-6, 14-18,	19-23, 34-42,	

		24-33, 43-48	49-50	
The Surf Club of Marco	7-13, 51-52	1-6, 14-18, 24-33, 43-48	19-23, 34-42, 49-50	
The Cottages at South Seas	7-13, 51-52	1-6, 14-18, 24-33, 43-48	19-23, 34-42, 49-50	
Harbourview Villas	7-13, 51-52	1-6, 14-18, 24-33, 43-48	19-23, 34-42, 49-50	
Plantation Bay Villas	7-13, 51-52	1-6, 14-18, 24-33, 43-48	19-23, 34-42, 49-50	
Plantation Beach Club	7-13, 51-52	1-6, 14-18, 24-33, 43-48	19-23, 34-42, 49-50	
Plantation House	7-13, 51-52	1-6, 14-18, 24-33, 43-48	19-23, 34-42, 49-50	
South Seas Club	7-13, 51-52	1-6, 14-18, 24-33, 43-48	19-23, 34-42, 49-50	
Seawatch On-the-Beach Resort	7-13, 51-52	1-6, 14-18, 24-33, 43-48	19-23, 34-42, 49-50	
South Beach	7-13, 51-52	1-6, 14-18, 24-33, 43-48	19-23, 34-42, 49-50	
Indian River Plantation Resort	7-13, 51-52	1-6, 14-18, 24-33, 43-48	19-23, 34-42, 49-50	
<b>Hawaii</b>				
Grand Waikikian	1-18, 23-35, 42-52	19-22, 36-41		
Hilton Hawaiian Village- Kalia	1-18, 23-35, 42-52	19-22, 36-41		
Hilton Hawaiian Village - Lagoon	1-18, 23-35, 42-52	19-22, 36-41		
Hokulani Waikiki	1-18, 23-35, 42-52	19-22, 36-41		
Waikoloa Beach Resort	1-18, 23-35, 42-52	19-22, 36-41		
King's Land	1-18, 23-35, 42-52	19-22, 36-41		
The Bay Club at Waikoloa	1-18, 23-35, 42-52	19-22, 36-41		
<b>Mexico</b>				
Fiesta Americana Villas Cancun	4-18, 51-52	1-3, 26-34, 40-50	19-25, 35-39	
Fiesta Americana Villas Los Cabos	1-18, 26-34, 51-52	19-25, 40-50	35-39	
Fiesta Americana Villas Acapulco	12-13, 27-33, 51-52	1-11, 14-17, 34-37, 46-47	18-26, 43-45, 48-50	38-42
The Explorean Kohunlich	12-13, 27-33, 51-52	1-11, 15-26, 34-50		
<b>Nevada</b>				
The Elara	7-22, 35-45, 51-52	1-6, 23-34, 46-50		
The Flamingo	9-20, 37-43, 51-52	5-8, 21-36, 44-48	1-4, 49-50	
Hilton Grand Vacation	9-20, 37-43, 51-52	1-8, 21-36, 44-50		

Club - Las Vegas				
The Las Vegas Strip	9-20, 37-43, 51-52	1-8, 21-36, 44-50		
<b>New York</b>				
West 57th Street by Hilton Club	7-28, 35-52	1-6, 29-34		
<b>South Carolina</b>				
Anderson Ocean Club	21-35	8-20, 36-47, 51-52	1-7, 48-50	
<b>Utah</b>				
Sunrise Lodge	1-15, 47-52	20-36	16-19, 37-46	
<b>Portugal</b>				
Hilton Vilamoura Vacation Club	14-15, 20-43, 51-52	7-13, 16-19, 44-45	1-6, 46-50	
<b>Colorado</b>				
Valdoro Mountain Lodge	1-15, 26-36, 47-52	20-25	37-46	16-19
<b>Europe</b>				
Borgo all Vigne	1, 13-39, 52	2-12, 40-49		
Coylumbridge	14-15, 21-43, 51-52	7-13, 16-20	5-6, 44-47	1-4, 48-50
Craigendarroch Lodge	1, 14-15, 21-43, 52	7-13, 16-20	2-6, 44-50	
Craigendarroch Suites	1, 14-15, 21-43, 52	7-13, 16-20	2-6, 44-50	
Dunkeld	14-15, 21-43, 51-52	7-13, 16-20	5-6, 44-47	1-4, 48-50

## The Different Types of HGVC Usage

Hilton Grand Vacation Club is a points-based reservation and exchange program designed for booking and ownership flexibility. All of the HGVC seasons are referenced above, and the Club Points themselves have a multitude of uses:

- An owner can use their points to book a home reservation for a 7-night stay in the unit size and season that they own.
- An owner can reserve a different resort, unit size, season, or a different number of nights (3 night minimum).
- An owner can make a reservation through RCI or SFX for a 1 week stay
- An owner can make a reservation through RCI nightly to book individual nights
- An owner can use Club Perks for varying other travel options including cruises, guided journeys, car rentals and airline tickets.
- An owner can book Hilton Hotels with their Club Points.
- An owner is able to borrow points from the following calendar year in the event they do not have enough during the current year.

## Stretching Club Points

If an owner feels that they are not planning to use points gained in their next calendar year, the owner is able to deposit them. Depositing points takes the next year's Club Points and saves them until the year following. To date, HGVCclub charges a \$76 fee to utilize this feature online, and \$99 over the phone.

An owner is also able to use their points to trade into RCI, in order to exchange into over 3,500 worldwide resorts. For this feature, standard RCI exchange fees apply, and one is able to see the RCI exchange rate in the chart located below.

<b>RCI Weekly Reservations</b>	
Exchange Fee for reservations made online	\$209
Exchange Fee for reservations made over the phone	219
<b>RCI Nightly Reservations</b>	
*All RCI nightly reservations made over the phone incur an additional \$10 for each transaction	
1 Night	\$39
2 Night	59
3 Night	79
4 Night	99
5 Night	129
6 Night	149
7 + nights	209
RCI Guest Certificate	59

If an ownership involves a deeded week, one will have a season that is referenced within that week. The season will determine both the size of the unit one is able to book as well as the number of points needed to book said unit. If owners would like to learn more about seasons with HGVC, they can feel free to follow the points charts found below in this article, or email any of the authors of this article.

The Home Week Reservation Window is the first option for vacation planning. An owner can vacation at their home resort for a full week during the season, and in the type of unit that is owned. This is the priority reservation period which begins one year prior to the start of an owner's designated season, and extends to nine months prior to the preferred check-in date. In the event the criteria is not met for booking at one's home resort (i.e. resort listed on deed, specified season, type of unit and reservation time), the owner will be charged a transaction fee and will only be able to make the reservation nine months ahead of time as opposed to the full year. This may occur in the event one chooses to book a different resort, or a different unit or time of the year.

In addition to booking benefits, membership with HGVC Club also allows membership into Hilton Hotel Corporation's loyalty program, Hilton HHonors. This membership in HHonors is a Silver VIP level. To date, HGVC Club charges \$76 for a conversion transaction when done online, and charges \$99 over the phone. When converting these points, the values are fixed depending on the size of the unit and season owned. The fixed rate for converting the current use year's points is 20 HHonors points to one Club Point and using next year's points converts at 25 to 1. Conversion for West 57th Street in New York can be as high as 50 HHonors points to one Club Point.

Members are able to use HHonors points for multiple different services and features, including stays at Hilton owned and affiliated hotels across the globe and frequent flyer miles at partner airlines. Members are also able to use points interchangeably. They are able to use HHonors points for Club reservations, as well as use Club Points to make reservations at participating HHonors hotels without needing to convert. For more details regarding the HHonors program, visit <http://www.sellingtimeshares.net/benefits-features-hilton-resale-timeshares/>. The Club Points to HHonors conversion benefit will still transfer to owners who purchase from resale brokers outside of HGVC.

## **Making HGVC Reservations**

Any and all Club transactions are made through HGVC Club Counselors, so all attempts to book a vacation throughout the year will go through one designated number. The Club Counselors will handle all booking requests for an owner's home week, as well as at any other resort within the Club. Additionally, they will handle any exchanges through RCI. There are no waitlists for reserving a Hilton property, as the Club operates on a first-come-first-serve basis.

Club reservations are split up into three different reservation periods:

### **Home Week Booking Window**

Allows members a priority reservation period when they choose to book exactly what they own. This means that the owner would have to book a one-week vacation at their home resort, within their home season, in the size of the unit they own, and during the home week check-in date. There is no fee associated with this reservation period. For these reservations, owners are able to call and reserve as early as one year prior to their check-in date. This reservation period ends nine months prior to the desired check-in date. This allows owners a 3 month priority booking window for their home week, in which they can reserve their deeded home resort, before other owners have the opportunity to do so.

### **Club Booking Window**

This reservation period is the one most commonly used by Hilton owners. With Club Season

reservations, one can book reservations at Club resorts nine months prior to the desired check-out date. There is a minimum of a three night stay. There are certain affiliate resorts that have their own individual reservation requirements which will require a phone call to the Club Counselor. Barring those resorts, most reservations are able to be completed online.

## Open Season

Open Season reservations are last minute vacation bookings at Club Resorts, affiliated resorts and RCI resorts. Owners are able to book reservations 30 days prior to the check-out date and up to one day prior to the check-in date. Requirements may vary depending on the type of resort. A 2-night minimum stay is required for Club and affiliated resorts when renting units at special member-only rates. Below is a table with the current rates:

2014 Open Season Rates						
	Reservations During Bronze/Silver Season		Reservations During Gold Season		Reservations During Platinum Season	
<b>UNIT TYPE</b>	Sun-Thurs	Fri-Sat	Sun-Thurs	Fri-Sat	Sun-Thurs	Fri-Sat
<b>Studio</b>	\$60	\$80	\$70	\$90	\$100	\$120
Studio Plus	70	90	80	100	110	135
Studio Premier	80	100	90	110	120	145
<b>1 Bedroom</b>	80	100	90	110	120	145
1 Bedroom Plus	105	125	115	135	145	170
1 Bedroom Premier	125	145	135	155	170	195
1 Bedroom Penthouse	220	240	230	250	270	290
<b>2 Bedroom</b>	105	125	115	135	145	170
2 Bedroom Plus	125	145	135	155	170	195
2 Bedroom Premier	150	170	160	180	195	220
2 Bedroom Penthouse	265	285	275	295	315	350
2 Bedroom Penthouse Premier	285	305	295	315	340	375
<b>3 Bedroom</b>	160	180	170	190	200	230
3 Bedroom Plus	205	225	215	235	245	285
3 Bedroom Premier	235	255	245	265	280	320
3 Bedroom Penthouse	310	330	320	340	360	430

Unused Club Points expire at the end of each calendar year. In the event a club member thinks they will be unable to use the full allotment of their Club Points by the end of a particular year, they are able to decide which option they will choose to take advantage of to extend the life of their points. Members are able to convert their Club Points into HHonors points, deposit the points into the following years account, or use Club Points for RCI exchanges. These options incur an additional fee, so it is important to take that into account when making the final decision. Owners also have the option to Rescue points that are about to expire. Rescuing points allows owners to rescue this current year's points into the following year. When rescuing points, one

loses the ability to utilize additional options such as Open Season booking and converting to HHonors points. This feature also incurs its own individual fee.

## **Membership and Other Fees**

The current annual club dues for 2014 are as follows: \$136 for U.S. or Canadian residents and \$174 for residents outside of North America. Members are still charged one club fee per member even if they own multiple weeks. Annual club dues include RCI membership, however this membership is limited for HGVCclub-RCI exchanges. For all non-HGVC timeshares, owners must create and maintain their own separate RCI account. In the event of a resale purchase, the buyer will be charged a \$399 transfer fee, a \$250 club activation fee, and a \$35 estoppel fee.

This differs from club memberships with HGVC affiliated resorts, as those are non-transferable. Reservations made under the name of any guests will cost \$52.

To see the entirety of the fees associated with ownership of an HGVC property, all current information can be found at:

<http://www.hgvclubprogram.com/content/2014-HGVClub-Fee-Schedule.pdf>

## **Final Word**

Hilton Grand Vacation Club ownerships are extremely flexible and allow a bevy of options that you can utilize. In the event that you still have additional questions, you are able to visit the [HGVC FAQ](#) for answers to all of their frequently asked questions. If you want to stay updated, you are also able to register on our site to receive our newsletter, to get exclusive discounts, our newest youtube videos, how-to articles, and other great timeshare content. You are able to register below to become apart of this growing community!

<http://www.sellingtimeshares.net/subscribe-to-our-newsletter/>