**PLEASE READ THIS FIRST:**

**TIME-SHARE PUBLIC OFFERING STATEMENT (P.O.S.) – FORM 567**

**This Form should be submitted at the Initial Registration of every time-share project, and updated with the appropriate revisions at every subsequent Annual Renewal and Amendment.**

The following information provides the exact format the Nevada Real Estate Division will accept for approval of the P.O.S. as required by NRS 119A.300 and 307. Submit complete and exact information under each item in sufficient detail to provide prospective purchasers with a clear understanding of the subject matter. If a section is not applicable, state so, and briefly explain why.

The initial P.O.S. is to be prepared by the developer after the Nevada Time-Share Statement of Record—Form 566 has been completed. The answers to the questions in this P.O.S. are based upon the developer’s information contained in Form 566. The P.O.S. is composed by the developer and filed as part of the Statement of Record with the Nevada Real Estate Division.

The headings and subheadings of the P.O.S. should reproduce the questions and statements in this form numbered and in the order prescribed. Bullet points may be omitted.

The P.O.S. must be prepared and submitted as a Word document. For filings submitted through the ARELLO Timeshare Registry, the P.O.S. must be uploaded as an editable Word document. For non-ARELLO filings, an editable Word document must be submitted to the Division by e-mail attachment, and all other required documents mailed to the Division in hard copy.

Format for the document submitted to the Division is to be in Times New Roman font and no smaller than 11 point, with 1-inch margins on all sides of each page. The text should be in full justification. The required disclosures at Question 18 ***and Question 18. (a)*** must be included in at least 12-point bold type.

The developer may either print or photocopy the P.O.S. for public presentation. After review of the P.O.S. in the sales presentation, if the consumer requests to receive their copy of the P.O.S. in electronic format, Form 567A must be used and distributed in hard copy.

Ensuring that the P.O.S. is complete and accurate will help to reduce any delays during the registration process. The Division reserves the right to issue deficiencies for any aspect that appears to be incomplete or inaccurate. The Division will contact the developer with expected revisions to any deficiencies. The P.O.S. cannot be reviewed until all required documents, information and processing fees have been received by the Division.

For additional information, please contact the Nevada Real Estate Division at 702-486-3791, or visit the Division website at <http://red.nv.gov/Content/Timeshare/Main/>.

**THE**

**PUBLIC OFFERING STATEMENT OF**

THE PROSPECTIVE

PURCHASER SHOULD READ

THIS REPORT

BEFORE SIGNING

ANY PAPER

|  |
| --- |
| **TIME-SHARE PLAN NAME** |
|  |

**THE NEVADA LAW REGULATING**

**TIME-SHARE SALES REQUIRES THAT:**

**FIRST:** A prospective purchaser or lessee **MUST BE GIVEN** this Public Offering Statement;

**SECOND:** The broker or sales agent **MUST REVIEW** the contents of this

 Public Offering Statement with you;

**THIRD:** If you purchase any time share, you must **SIGN A RECEIPT** indicating you have received this Public Offering Statement;

**AND RECOMMENDS:**

**FIRST:** You **DO NOT SIGN ANY CONTRACT OR AGREEMENT** before you have thoroughly read and understood it and this Public Offering Statement;

**SECOND:**You see the **EXACT PROJECT** you may be considering, or if the time-share plan is a multi-site plan, you understand the plan **BEFORE SIGNING** any agreement for a reservation, option, lease or purchase.

**NEVADA LAW STATES:**

**“The purchaser of a time share may cancel, by written notice, the contract of sale until midnight of the 5th calendar day following the date of execution of the contract. The contract of sale must include a statement of this right.**

The right of cancellation may not be waived. Any attempt by the developer to obtain a waiver results in a contract which is voidable by the purchaser.”

**NEVADA**

**PUBLIC OFFERING STATEMENT**

**FOR**

|  |
| --- |
| **TIME-SHARE PLAN NAME**Time-Share Plan Address |

**FILED BY**

|  |
| --- |
| **DEVELOPER NAME****Developer Address** |

|  |
| --- |
|  |

Initial Permit Date

|  |
| --- |
|  |

Effective Date

**PUBLIC OFFERING STATEMENT DISCLAIMER**

THIS REPORT IS NOT A RECOMMENDATION OR AN ENDORSEMENT BY THE STATE OF NEVADA OF THE TIME-SHARE PLAN DESCRIBED HEREIN BUT IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

**Purchaser must sign that he has received and reviewed this public offering statement with the Nevada licensed sales agent or project broker.**

The statements contained in this Public Offering Statement are only summary in nature. A prospective purchaser should review the purchase contract, all documents governing the time-share plan provided or available to the purchaser and the sales materials. You should not rely upon oral representations as being correct. Refer to this public offering statement, the purchase contract and the documents governing the time-share plan for correct representations.

**State of Nevada**

**Real Estate Division**

**3300 W. Sahara Ave., Suite 350**

**Las Vegas, Nevada 89102**

**(702) 486-3791**

**Nevada Permit No.: TSP.000000**

1. **DISCLOSE THE DEVELOPER BUSINESS AND REGULATORY HISTORY.**

State the name and address of the developer.

* + Include a brief history of the developer’s business background, experience in real estate and regulatory history.
	+ Describe any judgment against the developer or sales and marketing entity which has a material adverse effect on the developer or the time-share plan. If no such judgment exists, there must be a statement of such fact.
	+ Describe the status of any pending proceeding to which the developer or sales and marketing entity is a party and which has a material adverse effect on the developer or the time-share plan. If no such proceeding exists, there must be a statement of such fact.
	+ Summarize any other information provided in Section 1, question 1 of the Statement of Record, Form 566, in this section.
1. **PROVIDE A DESCRIPTION OF THE TIME-SHARE OFFERING**.

State the name and physical address of each component site in the time-share plan. Include the common promotional name of each project.

* + Include a detailed description of the type of time-share plan being offered, a description of the type of interest and use rights the purchaser will receive (type of ownership, right to use, vacation club, etc.) and a description of the total number of time shares currently in the time-share plan.
1. **DESCRIBE THE STRUCTURE OF THE TIME-SHARE OFFERING.**

Describe the duration, projected phases and operation of the time-share plan.

* + State whether any unit within the time-share plan is within a mixed-use project containing whole ownership condominiums.
	+ Include a representation by the developer ensuring that the time-share plan maintains a one-to-one use night to use right ratio. For the purposes of the ratio calculation in this paragraph, each purchaser must be counted according to the use rights held by that purchaser in any calendar year. For the purposes of this paragraph, “one-to-one use night to use right ratio” has the meaning ascribed to it in [NRS 119A.525](http://www.leg.state.nv.us/NRS/NRS-119A.html#NRS119ASec525).

**Points**: Describe the points system. Omit this section if not applicable.

* + Include a statement, without limitation, whether additional points may be acquired by purchase or otherwise, in the future and explain the manner in which future purchases of points may be made, and the transferability of points to other persons, other years or other time-share plans. The description must include:
		- A statement that no owner shall be prevented from using a time share as a result of changes in the manner in which point values may be used.
		- A statement that in the event point values are changed or adjusted, no owner shall be prevented from using his or her home resort, if any, in the same manner as was provided for under the original purchase contract.
		- A description of any limitations or restrictions upon the use of point values.

**Multi-Site:** For a time-share plan with more than one component site, provide a description of each component site. Omit this section if not applicable. In addition to the information required by paragraphs (a) to (z) of NRS 119A.307(3), inclusive, the description of a time-share plan with more than one component site must include the following information:

* + A general statement as to whether the developer has a right to make additions, substitutions or deletions of any accommodations, amenities or component sites, and a statement of the basis upon which accommodations, amenities or component sites may be added to, substituted for or deleted from the time-share plan.
	+ The historical occupancy of the units in each component site for the previous 12-month period, if the component site was part of the time-share plan during the previous 12-month time period, or any other description acceptable to the Division that reasonably informs a purchaser regarding the relative use demand per component site, as well as a statement of any periodic adjustment or amendment to the reservation system that may be needed in order to respond to actual use patterns and changes in use demand for the accommodations existing at that time within the time-share plan.
1. **DESCRIBE THE ACCOMMODATIONS OF THE TIME SHARE.**Describe the existing or proposed accommodations (for the purposes of this paragraph, the type of accommodation must be described in terms of the number of bedrooms, bathrooms and sleeping capacity, and a statement of whether the accommodation contains a full kitchen. As used in this paragraph, “full kitchen” means a kitchen that includes, at a minimum, a dishwasher, range, sink, oven and refrigerator.)
	* Include a description of the type and number of time shares in the accommodations which is expressed in periods of 7-day use availability or other time increments applicable to the time-share plan, including a statement describing how adequate periods of time for maintenance and repair will be provided.
	* If the accommodations are proposed or not yet completed or fully functional, provide an estimated date of completion.
2. **PROVIDE A STATEMENT OF THE PROPERTY TAXES FOR THE TIME-SHARE PLAN.**

Summarize the property taxes assessed against the time-share plan.

* State the estimated amount of the purchaser’s share of responsibility for the property taxes assessed against the time-share plan, and explain how the estimate was prepared.
* For points-based plans, the summary may be based on the number of points purchased.
* State whether property taxes are included in the annual assessment for each time share.
1. **PROVIDE A SUMMARY OF THE RESTRICTIONS, EASEMENTS AND ZONING OF THE TIME SHARE THAT MAY LIMIT THE PURCHASER’S USE OR SALE.**

Describe all restrictions, easements, and zoning requirements which may limit the purchaser’s use, sale, lease, transfer or conveyance of the time share. The description must

include any limitations or restrictions to be imposed on a time-share purchaser’s use of any of the accommodations or facilities, and whether there are restrictions upon children or pets.

* The description may reference a list of the documents containing the restrictions and limitations and state that the copies of the documents are available to the purchaser upon request. However, a summary of the restrictions, easements and zoning limiting the purchaser’s use, sale, lease, transfer or conveyance of the time share must still be provided.
* If there are any restrictions upon the sale, lease, transfer or conveyance of a time share, the description must include a statement, in at least 12-point bold type, in substantially the following form:

 **The sale, lease, transfer or conveyance of a time share is restricted or controlled.** (Immediately following this statement, a description of the nature of the restriction, limitation or control on the sale, lease, transfer or conveyance of the time share must be included).

* If there are no restrictions, there must be a statement of that fact.
* The underlined sub-headings must be answered in the following order for this question:

**Restrictions On Use.**

|  |  |
| --- | --- |
| * Lock-out provisions
* Restrictions involving children or pets
* Restrictions on use and occupancy by friends or non-relatives
* The existence of a co-owner’s right of partition (for fee simple time-share plans)
 | * Limitations on personal activity or use of accommodations or facilities
* Noise or disturbance policy
* Holdover use policy
* Any limitations applicable to biennial and triennial which do not apply to annual use.
 |

Provide a summary of all restrictions that may limit the purchaser’s use and enjoyment of the time share. Not exclusive of others, following are several examples:

**Restrictions on Sale.**

Provide a summary of all restrictions that may limit the purchaser’s sale of the time share. Not exclusive of others, following are several examples:

* Rights of first refusal, rights of first offer, options to purchase

**Easements.**

Provide a summary of all easements that may limit the purchaser’s use of the time share. Not exclusive of others, following are several examples:

|  |  |
| --- | --- |
| * Recreational easements
* Common area easements
* Utilities and drainage
* Encroachments
* Pedestrian and traffic access
* Parking
 | * Developer’s easement right to establish models, maintain sales, management, leasing and operations offices, conduct tours, conduct sales presentations, conduct closings and to erect, post, maintain and relocate signs and advertisement.
 |

**Zoning:**

Provide the zoning designation and summarize the zoning requirements that may affect or limit the purchaser’s use of the time share.

**7. DESCRIBE THE RESERVATION SYSTEM.**

Provide a summary of the rules and regulations governing access to and use of the reservation system, including, without limitation, the existence of and an explanation regarding any priority reservation features that affect a prospective purchaser’s ability to make reservations for the use of a given accommodation on a first-come, first-served basis.

* Include the name of the entity responsible for operating the reservation system, its relationship to the developer and the duration of any agreement for operation of the reservation system.

**8. DESCRIBE THE AMENITIES AND RECREATIONAL FACILITIES OF THE TIME SHARE.**

Describe all fully functional or proposed amenities and recreational facilities of the time-share plan. Which ones have been completed and what financial assurances have been made for the completion of uncompleted improvements?

* If the amenities and facilities are proposed or not yet complete or fully functional, provide the estimated date of completion.
* Include a description of the extent to which financial assurances have been made for the completion of any incomplete but promised amenities or facilities.
* Indicate any current or expected fees or charges to be paid by purchasers for the use of any amenities or facilities of the time-share plan.
* State whether or not the amenities and recreational facilities of the time-share plan will be used exclusively by purchasers of time shares in, or authorized under, the time-share plan. If the amenities and facilities are not to be used exclusively by such purchasers or authorized users, state whether or not the purchasers of time shares in the time-share plan are required to pay any portion of the maintenance expenses of such amenities and facilities in addition to any fees for the use of such amenities.
* Explain who owns the amenities and recreational facilities, and who will maintain them.
* Not exclusive of others, following are several examples of recreational facilities:

|  |  |  |  |
| --- | --- | --- | --- |
| * Swimming pool and/or hot tub
* Tennis courts
* Beaches
* Barbeque area
 | * Boat dock
* Children’s play area
* Fire pit
* Basketball courts
 |  |  |

**9. INSURANCE COVERAGE.**

 Include a statement indicating that hazard insurance coverage is provided for the project.

* Provide a brief description of the coverage provided and state who will pay the cost of the coverage.
1. **SUMMARIZE THE ANNUAL ASSESSMENTS AND BUDGETS OF THE TIME SHARE.**

**Current Annual Budget:**

Provide a summary of the projected assessments for each type of unit offered in the time-share plan.

* Include a summary of the current annual budget of the time-share plan, including the projected assessments for each type of unit offered in the time-share plan.
* A copy of the budget may be attached in lieu of a summary.
1. **DESCRIBE ANY REFUND PROVISION OFFERED BY THE DEVELOPER OTHER THAN PROVIDED BY NEVADA LAW.**

If applicable, describe and explain any refund provision offered to the purchaser in addition to the notice of cancellation right provided under Nevada law. For example, state that each purchaser will be offered a 10-day right of rescission pursuant to Florida law.

1. **LIST ALL CLOSING AND OTHER COSTS WHICH PURCHASERS WILL BE REQUIRED TO PAY FOR THE TIME SHARE.**

Summarize the closing costs and describe the total financial obligation of the purchaser.

* + Describe any special fee due from the purchaser at closing, other than customary closing costs, together with a description of the purpose of the fee. For example, describe any purchaser’s fees, special assessments, administrative fees, etc.
1. **SUMMARIZE THE TERMS AND CONDITIONS OF THE SALE OF THE TIME**

 **SHARE.**Provide a statement of whether or not the purchaser’s deposit will be held by an escrow agent until the expiration of any right to cancel the contract or, if the purchaser’s deposit will not be held by such an escrow agent, a statement that the purchaser’s deposit will be immediately released to the developer and that the developer has posted a surety bond. Also include a statement that the deposit plus any interest earned must be returned to the purchaser if he or she elects to exercise his or her right of cancellation.

* 1. **If a contract is used, could third parties or creditors of any person having an interest in the project acquire title to the property free of any obligation to deliver a deed, or have legal right to cancel or dishonor a contract to use? Explain.**
	2. **If the buyer or lessee defaults, will his loss be limited to the amount of his payments to date, or will he be responsible to the Developer or his assignees for additional damages or for the balance of his contract/lease?**
	3. **Is there a penalty for prepayment of the time share? Explain.**
1. **DESCRIBE ANY LIENS OR BLANKET MORTGAGE OF THE TIME SHARE.**

Describe any liens, defects, or encumbrances on or affecting the title to the time share which materially affects the purchaser’s use of the units or facilities within the time-share plan.

* + If the project is burdened by a blanket encumbrance, state what provisions have been made to protect the purchaser from the defeating of his interest by third party creditors in the event of default.
	+ Describe the arrangements for release to a buyer of a time share when the full purchase price is paid.
1. **DESCRIBE THE TIME-SHARE OWNERS ASSOCIATION.**

Provide a summary of the organization of the association for the time-share plan.

* + Explain the voting rights of the members, and the developer’s voting rights in the association.
	+ Describe what constitutes a quorum for voting purposes and at what point in the sales program the developer relinquishes his or her control of that association.
	+ Include any other information pertaining to that association which is material to the right of the purchaser to use a time share.
1. **DESCRIBE THE MANAGEMENT OF THE TIME SHARE.**

State the name and principal address of the manager, if any, of the time-share plan.

* Describe the terms and conditions under which the association hires the management company.
* Describe the duties and responsibilities of the management company.
* Describe the procedures for altering the powers and responsibilities of the manager and for removing or replacing the manager.
1. **DESCRIBE THE EXCHANGE PROGRAM OF THE TIME SHARE.**

If the time-share plan provides purchasers with the opportunity to participate in an exchange program, state the name and address of the exchange company.

* Describe the method by which a purchaser may choose to participate in the exchange program.
* Include the information required by NRS 119A.590. This information may be provided by the exchange organization in booklet form and given to the purchaser as a supplement to this report. The requirements contained in NRS 119A.590 must also be complied with if the project is a multi-site project offering its own exchange program.
1. **REQUIRED DISCLOSURES.**
 The following disclosures must be included in at least 12-point bold type:

**This Public Offering Statement is prepared by the Developer to provide you with basic and relevant information on a specific time-share offering. The Developer or Owner of the offering that is the subject of this Public Offering Statement has provided certain information and documentation to the Nevada Real Estate Division of the Department of Business and Industry (the “Division”) as required by law.**

**The statements contained in this Public Offering Statement are only summary in nature. A prospective purchaser should review the purchase contract, all documents governing the time-share plan or provided or available to the purchaser and the sales materials. You should not rely upon oral representations as being correct. Refer to this public offering statement, the purchase contract and the documents governing the time-share plan for correct representations.**

**While the Division makes every effort to confirm the information provided and to ensure that the offering will be developed, managed and operated as planned, there is no guarantee this will always be the case. The Division cannot and does not make any promise or guarantee as to the viability or continuance of the offering or the financial future of the offering or any plan, club or association affiliated therewith.**

**The information included in this Public Offering Statement is applicable as of its effective date. Expenses of operation are difficult to predict accurately and even if accurately estimated initially, most expenses increase with the age of facilities and with increases in the cost of living.**

**The Division strongly suggests that before executing an agreement or contract, you read all of the documentation and information provided to you and seek additional assistance if necessary to assure that you understand all aspects of the offering and are aware of any potential adverse circumstances that could result from a time-share purchase in this Offering.**

**The purchaser of a time share may cancel, by written notice, the contract of sale until midnight of the fifth calendar day following the date of execution of the contract. The right of cancellation may not be waived. Any attempt by the Developer to obtain a waiver results in a contract which is voidable by the purchaser.**

**The notice of cancellation may be delivered personally to the Developer or sent by certified mail, return receipt requested, or by providing notice by express, priority or recognized overnight delivery service, with proof of service, to the business address of the Developer.**

**The Developer must, within 20 days after receipt of the notice of cancellation, return all payments made by the Purchaser.**

1. **(a) *The following disclosures must be included in at least 12-point bold type on a separate page and numbered 18. (a):***

***A time share is for personal use and is not an investment for a profit or tax advantage. The purchase of a time share should be based upon its value as a vacation experience or***

***for spending leisure time, and not for purposes of acquiring an appreciating investment or with an expectation that the time share may be resold.***

***Resale of your time share may be subject to conditions, including, without limitation, restrictions on the posting of signs, restrictions on the rights of other parties to enter the project unaccompanied, the Developer’s first right of refusal or the Developer’s continued sale of time-share inventory. Any future purchaser may not receive any ancillary benefits which were not part of the time-share plan that the Developer may have offered at the time of purchase.***

***You should check your contract and the governing documents for any such conditions and also check whether your purchase contract or note or any other obligation will be fully due and payable upon sale of your time share.***

***Real estate agents may not be interested in listing your timeshare.***

1. **REQUIRED DOCUMENTS.**

Copies of the following documents and plans, or proposed documents if the time-share plan has not been declared or created at the time the application for a permit is submitted, to the extent they are applicable, must be provided to the purchaser with the public offering statement. A prospective purchaser may request to receive these documents in electronic format or paper format.

* Copies of the time-share instruments.
* The estimated, or, if applicable, actual operating budget of the time-share plan.

Prepare a list of the required applicable documents, in addition to any documents filed with the Division as part of the statement of record, which are available to the purchaser upon request:

* Any ground lease or other underlying lease of the real property associated with the time-share plan.
* The management agreement of the project or time-share plan, as applicable.
* The floor plan of each type of accommodation and any existing plot plan showing the location of all accommodations and facilities declared as part of the time-share plan and filed with the Division.
* The lease for any facilities that are part of the time-share plan.
* Any executed agreement for the escrow of payments made to the developer before closing.
* Any letter from the escrow agent confirming that the escrow agent and its officers, directors or other partners are independent.
* Any other information that the developer, with the approval of the Administrator, decides to include in the public offering statement.
1. **CERTIFICATION BY DEVELOPER.**

The Developer certifies, warrants, represents and agrees that the foregoing statements in this

Public Offering Statement are true, correct, and complete and omit no material facts

regarding the nature of the Project.

 Developer Name

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Date of Execution

 By:

 Officer Signature

 Officer Name (print/type name)

 Its: Officer Title

1. **THE NEVADA PERMIT: TSP.0000000**

The Time-Share Plan is registered with the Nevada Real Estate Division as required by Nevada law. The permit issued by the Nevada Real Estate Division verifies the Developer’s substantial compliance with the filing and disclosure requirements of Chapter 119A of the Nevada Revised Statutes. It does not constitute the Division’s endorsement of the creation, sale, promotion or operation of the Time-Share Plan.

The permit does not relieve the Developer of any duty or responsibility under Nevada Statutes, the rules promulgated by the Division thereunder, or any other applicable laws. The permit is valid unless and until revoked by the Nevada Real Estate Division, or until a material change in the offering has occurred.

The permit issued for the Time-Share Plan described in this Public Offering Statement allows the Developer to sell: [Insert cumulative number of time shares for which a Nevada permit has been issued.]

 State of Nevada

 Nevada Real Estate Division

 APPROVED FOR USE

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Effective Date

 Administrator

 Renewed/Amended: 00/00/00 00/00/00 00/00/00 00/00/00

If the P.O.S. is deemed approved under NRS 119A.355, then the following language will be substituted for the “APPROVED FOR USE” signature block: “Deemed approved by the Nevada Real Estate Division pursuant to NRS 119A.355.”

If the P.O.S. is deemed approved under NRS 119A.304, then the following language will be substituted for the “APPROVED FOR USE” signature block: “Effective [insert effective date] pursuant to NRS 119A.304.”

**TIME-SHARE NOTICE OF CANCELLATION**

**As provided under Nevada Revised Statutes 119A.410, the purchaser of a time share may cancel, by written notice, the contract of sale until midnight of the fifth calendar day following the date of execution of the contract. The contract of sale must include a statement of this right. The developer shall, within 20 days after receipt of this notice of cancellation, return all payments made by the purchaser.**

You may cancel the purchase of this time share without penalty or obligation and are legally entitled to the return of all money and other considerations that you have given toward the purchase. I hereby revoke my contract or agreement for sale with:

**Developer Name**

 *Developer*

**The notice of cancellation may be delivered personally to the developer, sent by certified mail, return receipt requested, or sent by express, priority or recognized overnight delivery service, with proof of service, to the business address of the developer.**

**Send to:**

**DEVELOPER NAME**

**Developer Address**

**Developer Address**

**Developer Address**

Contract Number \_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

*(Date)*  *(Signature of Purchaser)*

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*(Date)*  *(Signature of Purchaser)*

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 *(Address)* *(Print Name)*

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 *(Address)* *(Print Name)*

**THE PROSPECTIVE PURCHASER MUST BE PROVIDED A HARD COPY OF THIS NOTICE OF CANCELLATION AT THE TIME OF SIGNING.**

**Nevada Permit No.: TSP.0000000**

**Nevada Real Estate Division Phone Number: (702) 486-3791**

**RECEIPT OF NEVADA PUBLIC OFFERING STATEMENT**

The Laws and Regulations of the Nevada Real Estate Division require that you as a prospective purchaser or lessee be afforded an opportunity to read the Public Offering Statement (POS) for this time-share plan before executing a contract to purchase or lease a time-share interest or before any money or other consideration toward purchase or lease of a time-share interest is accepted from you.

**DO NOT SIGN THIS RECEIPT UNTIL YOU HAVE RECEIVED A COPY OF THE PUBLIC OFFERING STATEMENT AND HAVE REVIEWED IT WITH THE NEVADA LICENSED SALES AGENT OR PROJECT BROKER.**

I understand the Public Offering Statement is not a recommendation or endorsement of the time share by the Nevada Real Estate Division, but is for informational purposes only. The effective date of the public offering statement which I received and reviewed with the Nevada licensed sales agent or project broker is \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

**Plan Name**

*Time-Share Plan*

Contract Number \_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

*(Date)*  *(Signature of Purchaser)*

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*(Date)*  *(Signature of Purchaser)*

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 *(Address)* *(Print Name)*

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 *(Address)* *(Print Name)*

**THE BROKER/SALES AGENT MUST REVIEW THE POS WITH THE PROSPECTIVE PURCHASER, AND SIGN HERE:**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

*Name of Nevada Licensed Sales Sales Agent or Broker Name of Nevada Licensed Sales*

*Agent or Broker (print)*  *License Number Agent or Broker (signature)*

**THE PROSPECTIVE PURCHASER MUST BE PROVIDED A HARD COPY OF THIS SIGNED AND COMPLETED RECEIPT AT THE TIME OF SIGNING.**

**THIS SIGNED RECEIPT MUST BE KEPT IN THE PROJECT BROKER'S FILES FOR THREE (3) YEARS AFTER SIGNATURE AND SHALL BE SUBJECT TO INSPECTION BY THE NEVADA REAL ESTATE DIVISION.**

**Nevada Permit No.: TSP.0000000**