

**NEW JERSEY TIMESHARE PUBLIC OFFERING STATEMENT**

*(To be used in the offering of a multi site plan in which a purchaser does not receive an interest in a specific timeshare property. See N.J.S.A. 45:15-16.59(d))*

**OF**

\_\_\_\_\_  
**(PROMOTIONAL NAME)**

STREET:

CITY:

STATE:

ZIP CODE:

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DEVELOPER:

STREET:

CITY:

STATE:

ZIP CODE:

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NEW JERSEY BROKER OF RECORD:

STREET:

CITY:

STATE:

ZIP CODE:

**NEW JERSEY PURCHASERS HAVE THE RIGHT TO CANCEL ANY CONTRACT OR AGREEMENT FOR THE PURCHASE OF ANY INTEREST IN THIS OFFERING BY SENDING OR DELIVERING WRITTEN NOTICE TO THE OFFEROR OR ITS AGENT BY MIDNIGHT OF THE SEVENTH CALENDAR DAY FOLLOWING THE DAY ON WHICH SUCH CONTRACT OR AGREEMENT WAS EXECUTED. ALL DEPOSIT MONIES WILL BE PROMPTLY REFUNDED.**

**IF CONTRACT DOCUMENTS AND/OR LOCAL LAW GRANTS A RESCISSION PERIOD OF GREATER THAN 7 DAYS, THEN THE LONGER PERIOD WILL APPLY.**

**PURCHASERS SHOULD READ THIS PUBLIC OFFERING STATEMENT IN ITS ENTIRETY BEFORE SIGNING ANY CONTRACT OR PURCHASE AGREEMENT.**

**EFFECTIVE DATE:** \_\_\_\_\_

## INFORMATION, EXPLANATION AND WARNINGS

This Public Offering Statement is for informational purposes only. **The New Jersey Real Estate Commission has neither approved nor disapproved the merits of this offering.** The developer is responsible for the accuracy and completeness of this report.

**It is in the interest of the purchaser to inspect the property, to read all contract documents and to consult with an attorney before signing the contract to purchase or lease.**

Purchasers should decide for themselves that the timeshare interest offered meets their personal requirements and expectations. Misunderstandings as to the desirability of the property or unit may arise without any fault of the developer or broker when purchaser fails to understand the nature of the offering or terms of the contract.

**The purchase of an interest in a timeshare plan should be based upon its value to the purchaser as a vacation experience, and not for the purpose of acquiring an appreciating investment, tax advantages, or with the expectation that the interest may be rented or resold for profit.**

Complaints against the broker, developer or subdivider must be submitted in writing and addressed to the Bureau of Subdivided Land Sales Control, New Jersey Real Estate Commission, 20 West State Street, PO Box 328, Trenton, New Jersey 08625-0328.

Purchaser has the right to void the contract and demand his/her money back if purchaser did not receive a Public Offering Statement and did not have a reasonable opportunity to read it before signing the contract or agreement. In the event of a dispute on this point, the burden of proof is on the broker or developer.

All interests described herein will be offered without regard to marital status, sex, race, handicap, religion, famial status, color, ancestry, creed, or national origin. The offeror will not indicate a preference for, or a rejection of any particular group in its advertising, rendering of services, or in any other manner.

## **PART I**

### **GLOSSARY**

**(Please list and define the significant and key terms contained in this offering statement, the timeshare plan and contractual documents)**

## PART 2

### GENERAL INFORMATION

*(Please provide, IN PARAGRAPH FORM WITH TITLES, the information required under N.J.S.A. 45:15-16.59 (d) 1-31. Any applicable supplemental documents must be listed and attached as Part 3 of this offering statement)*

NOTE: The below warnings must be inserted into the applicable sections.

#### NOTICE TO PURCHASERS:

**THE ABOVE ARE SUMMARY IN NATURE. PURCHASERS ARE ADVISED TO CAREFULLY READ THE DECLARATION OF CONDITIONS, RESERVATIONS AND RESTRICTIONS.**

#### NOTICE TO PURCHASERS

**PURSUANT TO NEW JERSEY LAW, YOU HAVE THE RIGHT TO CANCEL YOUR CONTRACT OR AGREEMENT WITHOUT CAUSE BY SENDING OR DELIVERING WRITTEN NOTICE OF CANCELLATION TO THE DEVELOPER OR HIS AGENT BY MIDNIGHT OF THE SEVENTH (7<sup>TH</sup>) CALENDAR DAY ON WHICH SUCH CONTRACT OR AGREEMENT WAS EXECUTED. ALL MONIES PAID WILL BE PROMPTLY REFUNDED.**

**IF CONTRACT DOCUMENTS AND/OR LOCAL LAW GRANTS A RESCISSION PERIOD OF GREATER THAN 7 DAYS, THEN THE LONGER PERIOD WILL APPLY.**

**EVEN THOUGH THE DEVELOPER OFFERS OR RECOMMENDS LENDER FINANCING, ALTERNATE SOURCES OF FINANCING MAY BE AVAILABLE. PURCHASERS SHOULD ASCERTAIN FOR THEMSELVES WHAT METHOD OR SOURCES OF FINANCING BEST SUITS THEIR INDIVIDUAL NEEDS.**

**THIS PUBLIC OFFERING STATEMENT IS INTENDED AS A SUMMARY OF CERTAIN MINIMUM INFORMATION, AND IS NOT INTENDED AS AN ALL-INCLUSIVE EXPLANATION OF THE DEVELOPMENT. IT IS BASED UPON INFORMATION FURNISHED BY THE DEVELOPER, AND DOES NOT CONSTITUTE AN ENDORSEMENT OR RECOMMENDATION OF THE MERITS OR VALUE OF THE OFFERING BY THE NEW JERSEY REAL ESTATE COMMISSION.**

**PROSPECTIVE PURCHASERS SHOULD NOT RELY UPON ANY ORAL REPRESENTATIONS AS BEING CORRECT OR BINDING UPON THE DEVELOPER.**

**PROSPECTIVE PURCHASERS SHOULD REVIEW ALL DOCUMENTS, EXHIBITS, CONTRACTS AND MATERIALS APPLICABLE TO THIS PURCHASE, AND ARE ENCOURAGED TO CONSULT WITH LEGAL COUNSEL BEFORE ENTERING INTO A CONTRACT TO PURCHASE THE INTEREST OFFERED HEREIN.**

RECEIPT FOR PUBLIC OFFERING STATEMENT

\_\_\_\_\_  
PROMOTIONAL NAME

I HAVE RECEIVED AND HAVE BEEN AFFORDED THE OPPORTUNITY TO  
READ THE PUBLIC OFFERING STATEMENT AND EXHIBITS DATED  
\_\_\_\_\_ FOR THE ABOVE-NAMED SUBDIVISION.

DATE AND TIME RECEIVED:

\_\_\_\_\_

\_\_\_\_\_  
WITNESS/SALESPERSON

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
SIGNATURE

