

MexicanTimeshareFraud.com

Check the Breaking News about Timeshare Fraud in Mexico (below)

This site is devoted to exposing Mexican Timeshare Fraud illegal practices and bad business practices. This purpose of this site is also to helping victims of these scams. Check the Breaking News below.

MexicanTimeshareFraud.com

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Breaking News:

I would like to inform you of a growing concern about the fraudulent timeshare sales practice that is in effect at resorts in Mexico. I own two other timeshares, one even in Mexico, and this is not the norm. Granted, timeshare presentations are always high pressured and you hope that they do not stretch the truth too much. You do not expect them to outright lie about any of the features and benefits they offer. But even worse in this case, I believe they are criminally fraudulent when they make people waive their right to the "cool down" contract rescindsion period, especially when Mexican law does not allow this right to be waived. They do not give you a copy of the waiver so you are only left with your initials on a clause that said you had five days to cancel.

This is not an isolated incident, see www.tug2.net BBS system, Renting section and search on Please Help or Timeshare Fraud, or visit these great sites of information; www.timesharefraud.info or www.timesharebeat.com/mex-fraud.htm

Please pass on these 3 points to all travelers to Mexico.

1. Be aware that Mexico laws require a 5 day "cool down" contract rescindsion period for timeshares purchases, and this right cannot be waived.
2. Timeshare values do not increase, aftermarket prices are a great value and at least 50% discounted. (Check Ebay and Google)
3. Timeshare rentals are prices typically at, just over, or actually below the cost of your

maintenance fees. (Check Ebay and Google)

If you are told otherwise – walk away!

If you were scammed, make sure to check out this site and the sites listed in the helpful links.

Also note, Visa allows you 10 days to cancel any purchase, even in Mexico. Check with your credit card.

Please research this yourself, or contact me for more information. But please, make the public aware!

[More Details About the Scam](#)

[Get the Word Out.](#) Send this email to all of your friends

Update December 2004, after eight months, think this site is making a difference. Every week I get one or two people emailing me. I recently had one person obtain a refund after a year and I know of another who is trying after 4 years. I have noticed recently that resolution is getting quicker, sometimes in a few weeks. There is hope!

Great Timeshares

Timeshares can be a wonderful thing. I am very happy with my two timeshares I have owned for almost 10 year. I have been to some great locations and beautiful resorts.

I have one timeshare in **Cancun** and the **Imperial Fiesta Club at Casa Maya**. The resort is charming, and it is so nice to walk in the Lobby after a two year absence and have the bell boy smile at you and say "Welcome Back!".

The furnishings are nice and the units are spotless due to their daily maid service. Their buffet breakfast gets better and better each year. And the location near the big flag is perfect.

The resort is not a Mega Resort - it sort of makes you feel like you belong there. My major complaint is that the swimming pools and the hot tubs close at 10:00.

My other timeshare is at **Morritt's Tortuga** in the **Grand Caymans**. It is beautiful and in a very quiet area of Grand Cayman. There is a natural reef about 100 yards off shore that surrounds this entire side of the island. Huge fish right under the pier. A beach that you can walk for miles. Great diving and snorkeling, and visiting Stingray City is one of those special moments in your life

you will never forget.

The resort is almost like an all inclusive but without the food and drink. There are so many daily free activities and every night there is something free going on near the beach. You even get to know many of the other visitors.

Only downside about the Caymans is that alcohol is very expensive. Food is great but priced like a nice restaurant in the States. It is very convenient to have kitchen facilities at the Tortuga.

Visit www.GKaufmann.com for more travel information and pictures.

The Scam

You buy a timeshare because you love to vacation, you love the timeshare, or you love the location. Period. It is a perk, it is not an investment, it is a wonderful luxury. [Read more about some great timeshares.](#)

Most of the timeshare salesmen use high pressure tactics and are very persistent. They stretch the truth, state half truths, and they omit much. Expect this. Read your contract. Make sure you have every document you signed. Take along a tape recorder. Insist on copies of everything they write, or at least take a picture of the document.

But some of them out there are actually using illicit sales practices, and actually committing fraud in the case of telling you that you do not have the right to cancel.

Rescission Period

You must waive your 5 day rescission period because you are buying a repro unit and you can only have the protection once. **SCAM** Mexican law does not allow you to waive this right.

You must waive your 5 day rescission period because you are using an Equity Exchange. (trading in a different timeshare.) **SCAM** Mexican law does not allow you to waive this right.

You cancel your contract within the 5 day period - but they will not accept it. **SCAM** By Mexican law they must cancel and return all monies. Get proof you tried to cancel and they refused.

Contact Me if you were told you waived your right to cancel, even if you are happy with your timeshare.

Make Money - Rent your unit

You can rent out the units for \$1700 a week. **SCAM** Some people are trying - but in actuality they are not selling for much beyond your maintenance fee, and often below.

There are timeshare rental services you can use for only \$300 for a lifetime contract with no limit on weeks you sell. **SCAM** Yes they may list your rental unit - but the market does not command those prices.

Use a reseller that also charges commission per sale. **SCAM.** They already have your \$300 joining fee. Find someplace that will only take a percentage - no join fee.

Here - Phone this travel agency now and ask them how much they can rent out your unit for. They will tell you they rent for \$2500. You then pick up the phone and confirm. **SCAM** There are unconfirmed stories that this rental company was in on the scam.

Our Resorts Hold Their Value

Because we keep building new resorts and you can vacation to any of them, our units hold their value. We have plans on building one in Cancun, Maui, and Orlando. **Half Scam** They may hold their value more than a different time share - but timeshare sales on the aftermarket are discounted at least 50%, sometimes more.

You must use our broker to sell your timeshare - he thus can control the prices. **SCAM** All you have to do is have your account paid in full and pay a 10% of your purchase price to transfer title.

Things They Never Mention - But Check The Contract

To transfer title costs 10% of your purchase price.

Once you become a member, you may not be able to exchange into your home resort through RCI. The resort has restricted RCI from allowing current members to exchange into these units because they want new people to come and vacation with them. New people that they have not sold a timeshare to yet.

What To Do If You Have Been Scammed.

Check out the [Helpful Links page](#). Do your research. Contact me.

See my [cancellation letter](#) that got my money back!

[Get the Word Out.](#) Send out this info to everyone you know.

This is fraud.

Fraud - "Deceitful conduct designed to manipulate another person to give something of value by (1) lying, (2) by repeating something that is or ought to have been known by the fraudulent party as false or suspect or (3) by concealing a fact from the other party which may have saved that party from being cheated. **The existence of fraud will cause a court to void a contract and can give rise to criminal liability.**" -www.lawinfo.com/lawdictionary/dict-f.htm

This practice is also illegal under the Texas Deceptive Trade Practices Act.

§ 17.46. DECEPTIVE TRADE PRACTICES UNLAWFUL.

(a) False, misleading, or deceptive acts or practices

in the conduct of any trade or commerce are hereby declared unlawful and are subject to action by the consumer protection division under Sections 17.47, 17.58, 17.60, and 17.61 of this code.

(b) Except as provided in Subsection (d) of this section,

the term "false, misleading, or deceptive acts or practices"

includes, but is not limited to, the following acts:

24) failing to disclose information concerning goods

or services which was known at the time of the transaction if such failure to disclose such information was intended to induce the consumer into a transaction into which the consumer would not have entered had the information been disclosed;

What to do Now

Do not feel ashamed or embarrassed because you were scammed. You are in very good company. Their typical client is well educated, has extra cash, loves to vacation, and often are already pleased with a different timeshare. Sort of like the Enron thing – how can you blame someone for buying their stock when all of the numbers looked good - so it should have been a

good investment. In our country they throw you in jail when you outright lie about the numbers.

Try getting some sleep – you probably have not been doing so well lately.

Do not pay them any more money. They would come after you if you do not pay - but I doubt they will if you are accusing them of fraud. They do not like the publicity.

Place a hold on your Charge card. They will have someone contact you (in a few weeks). When they contact you – you will typically only have a case if you cancelled within 10 days. They will ask you to mail them paperwork and your cancellation letter. This basically just gives you a bit of time without interest to settle your claim.

Prepare a cancellation letter to the Timeshare stating why you want a refund of all monies. The only charge that is really against Mexican Law is making you waive your right to the 5 day cancellation period. I have only known one person that won on their terrible sales practices and lies about resale and rental value, and this was not the Mayan Palace. But according to some of the sales dates I am currently working with, the Mayan Palace still makes you waive your right to cancellation.

Email the cancellation letter to your timeshare and copy Profeco. Follow up with the regular mail to the time share and include Profeco.

Someone will probably call you from the timeshare. They will say lots of things like – well you got such a good deal, or, we do not buy back timeshares. They are just as hard here as they were in the sales presentation. Mayan Palace Puerto Vallarta is really tough and difficult to get your money back – probably takes 4 times longer with Puerto Vallarta than the Mayan Palace in Cancun. I am starting to work with my first case in Rocky Point. And be assured not all complaints are for Mayan Palace. I have worked with two other cases that were not Mayan Palace timeshares.

When the timeshare calls you they will offer to “downgrade you to a one bedroom or an every other year contract”. Take it if you like the area, like the resort, and just do not want to pay them anymore. If you bought it as an investment – this would not be a solution. You will need to be as strong as they are. Your goal is to get your money back.

They really do not like bad advertising. Complain to every website you can. Travel magazines, RCI, AARP, AAA, newspapers, local TV, etc. I really believe I settled in less than a week was because I was so vocal. There are also reports that they monitor this site, along with TUG and other sites listed on my helpful links page. At this point – while you are still angry – send a chain letter email to everyone you know warning them about timeshare scams – see my example.

Profeco will be your best friend here – although they are extremely slow. They did not respond to me until a month after I settled, but their follow-up was very good and they are the only source that has it in writing that my contract was actually cancelled, even though I did get a refund. They have heard this same story countless times, and they will believe you. It is their job to do something about it.

When you settle, they will probably make you sign a gag order. There are a few of us that they missed. That is why I can speak of it. Remember – your goal is to get your money back.

If you are not gagged, help me get the word out. Help me think of ideas so that we can prevent this from happening. I am still angry and to make matters worse, the two salespeople I worked with and looked me in the face and lied to me - were Americans.

So far I have helped consumers get back about 90,000 in credits and twice that in contractual obligations that were cancelled. This is no penny and dime situation - and it really makes me feel good to help.

Remember - Profeco is your friend

The link is

<http://www.profeco.gob.mx/html/consumidor/denuncias.htm#attention>

"Attention to Foreigners

Profeco is committed to always provide the best service. We extend our protection to the people who do not live in Mexico and acquire any product or service from a Mexican supplier and are not satisfied with the good or service.

This is a totally free service and does not require the presence of the consumer in the procedure.

The complaint can be submitted in any Profeco office, Embassy, Consulate or any other official representation. The Profeco address is Av. José Vasconcelos No. 208, 6º Piso, Col. Condesa, México D. F. C.P. 06140

The information you must submit is: your name, complete address, telephone and fax numbers, and office hours for contact; supplier's name and address; a short letter explaining exactly what the reason of the complaint is and the amount requested; copies of all documents as evidence of the transactions, and all other available documents to support the claim.

For further information you can contact us at the following numbers: 55-68-87-22; 01-800-468-87-22 or E-mail: extranjeros@p... "

You have to dial 011-52 before the number if you call.

Helpful Links

Discussion Groups:

TimeShare User Group www.tug2.net

Chat treads: <http://www.tug1.net/tugbbs1/Forum1/HTML/005721.html>

Sites Devoted to Getting out the Word!

Time Share Fraud <http://www.timesharefraud.com/>

Time Share Fraud <http://www.timesharefraud.info/>

Time Share Beat <http://timesharebeat.com/>

<http://www.thetimesharebeat.com/mex-fraud.htm>

<http://www.thetimesharebeat.com/ombudsman.htm>

Travel Sites:

Mayan Palace Corporate offices in Houston - customerservice@mayanresorts.com

RCI www.rci.com

Redweek - Timeshare sales and rental - www.redweek.com

www.Gkaufmann.com My other site with lots more information on travel, recipes, crafts and local events in the Milwaukee area.

Government Sites:

Wisconsin Attorney General - Consumer Protection <http://www.doj.state.wi.us/>

Texas Attorney General - Consumer Protection <http://www.oag.state.tx.us/>

Federal Trade Commission <http://www.ftc.gov/>

Profeco - Mexican Government <http://www.profeco.gob.mx/html/inicio/inicio.htm>

<http://travel.state.gov/mexico.html> States the cancellation rule

Other sites to visit.

RCI Points Owner Group <http://www.morps.org/>

RCI Community <http://www.rcicommunity.com/>

The Timeshare Forum <http://www.thetimeshareforum.com/>

Timeshare Talk (UK) <http://www.timesharetalk.co.uk/>

Timeshare Tips <http://www.tstips.com>

Timeshare Users Group (TUG) <http://www.tug2.net>

CRDA Canadian Resort Development Association <http://www.crda.com/>

Owners' Resorts and Exchange (ORE) <http://www.ore-inc.com/>

Fairfield Resorts Owners Group: http://groups.yahoo.com/group/Fairfield_timeshare

Mayan Palace Owners Group http://groups.yahoo.com/group/Mayan_Palace_Owners

TCA Timeshare Consumers Association (UK) <http://www.timeshare.org.uk/>

Complaint sites:

- <http://www.TheSqueakyWheel.com>
- <http://www.bbb.com>
- <http://www.fightback.com>
- <http://www.baddealings.com>
- <http://www.mescam.sws-llc.com/>
- <http://www.atimesharesz.com/timesharefraud/>
-

Travel websites

- <http://cancun-hotels.tripadvisor.com/ShowUserReviews>
- <http://fodors.com/forums>
- <http://www.vallartaonline.com/accommodations/hotels/mayanpalace>
- <http://playadelcarmeninfo.com/playa-forum/>
- <http://www.travelmb.com>
- <http://www.cyber-adventures.com>
- <http://www.debbiescaribbeanresortreviews.com>
- <http://www.cancunmx.com/links/themeindex.shtml>
- <http://www.cancun.bz/>

- <http://mytravelboard2.com>
- <http://www.mexonline.com>
- <http://www.loscabosguide.com>
- <http://www.acapulco.com/en/forum>

Contact me if you have a link you would like to add.

Get the Word Out

Please send this email to everyone you know!

Subject: **Mexican Timeshare Fraud**

Consumer Protection Alert -

I would like to inform you of a growing concern about the fraudulent timeshare sales practice that is in effect at certain resorts in Mexico. I own two other timeshares, one even in Mexico, and this is not the norm.

Granted, timeshare presentations are always high pressured and you hope that they do not stretch the truth too much. You do not expect them to outright lie about any of the features and benefits they offer. But even worse, I believe they are criminally fraudulent.

You buy a timeshare because you love to vacation, you love the timeshare, or you love the location. Period. It is a perk, it is not an investment, it is a wonderful luxury.

Some of the SCAMS!

Rescindsion **Period**

You must waive your 5 day rescindsion period because you are buying a repro unit and you can only have the protection once. **SCAM** Mexican law does not allow you to waive this right. (Look at your contract - they probably did not include the sheet that said you waived the right because it is illegal - you cannot waive.)

You must waive your 5 day rescindsion period because you are using an Equity Exchange. (Trading in a different timeshare.) **SCAM** Mexican law does not allow you to waive this right, ever, under any reason.

You cancel your contract within the 5 day period - but they will not accept it. **SCAM** By Mexican law they must cancel and return all monies. Get proof you tried to cancel if they refused. They will

try to make you, but you do not have to downgrade.

Even if you are happy with your timeshare purchase but this tactic was used during your purchase, report it to the attorney generals office in your state, the state that the timeshare has an office, and the Mexican government at www.profeco.gob.mx. You should be able to do this via email.

I am asking you to do this so that this illegal sales practice will stop. If you were scammed as described above and want some options - please go to www.gkaufmann.net. Time Share User Group (www.tug2.net) - BBS, under Renting section. Do a search on Please Help, or Timeshare Fraud. Also check out www.timesharefraud.com and <http://timesharebeat.info>.

Make Money - Rent your unit

You can rent out the units for \$1700 a week. **SCAM** Some people are trying - but in actuality they are not selling for much beyond your maintenance fee, and often below. Do your research on Ebay and search on Google.

There are timeshare rental services you can use for only \$300 for a lifetime contract with no limit on weeks you sell. **SCAM** Yes they may list your rental unit - but the market does not command those prices.

Use a reseller that also charges commission per sale. **SCAM**. They already have your \$300 joining fee. Find someplace that will only take a percentage preferably if they are successful at renting the space - no join fee. I hear good things from www.tug2.net, www.redweek.com and even try ebay.

They said - "Here - Phone this travel agency now and ask them how much they can rent out your unit for." You then pick up the phone and dial. Then the nice agent will tell you they rent for \$2500 all of the time. **SCAM** There are unconfirmed stories that this rental company was in on the scam. In the past few days I have spoken to a lady that has confirmed this practice.

Our Resorts Hold Their Value

Because we keep building new resorts and you can vacation to any of them, our units hold their value. We have plans on building one in Cancun, Maui, and Orlando. **Half Scam** They may hold their value more than a different time share - but timeshare sales on the aftermarket are discounted at least 50%, typically 66%, and sometimes more.

You must use our broker to sell your timeshare - he thus can control the prices. **SCAM** All you have to do is have your account paid in full and pay a 10% of your purchase price to transfer title (check the contract).

Things They Never Mention - But Check the Contract

To transfer title costs 10% of your purchase price.

Once you become a member, you may not be able to exchange into your home resort through RCI. The resort has restricted RCI from allowing current members to exchange into these units because they want new people to come and vacation with them. New people that they have not sold a timeshare to yet.

SFX has a reputation of having nothing to offer.

What To Do If You Have Been Scammed.

Check out the links above. Do your research. Contact your Attorney Generals.

Please research this yourself. But please, make the public aware! My goal is to make every traveler to Mexico know that they have a 5 day right to cancel any timeshare purchase.

Please, I really hate to ask you to "email this to everyone in your address book". But if you can save anyone thousands of dollars - isn't it worth it?

This email originated from a visit to the Mayan Riviera from Wisconsin and many people from the Midwest and Canada go to the Cancun area. But the chain in question originated on the west coast in Puerto Vallarta, Acapulco, Mazatlan, and Rocky Point (below Arizona). This email needs to make it all the way to California.

My Letter to the Mayan Palace

This is the letter I sent to the Mayan Palace that made it possible for me to back out of my contract - even after the 5 day limit.

Request for Rescission of Mayan Palace Vacation Club Agreement CRPxxxx Dated xxx 28th, 2004

xx/07/04

Membership Services
Desarrollo Marina Village
dba Mayan Resorts
PO Box 27701-464
Houston TX 77227

We are hereby requesting rescission of Mayan Palace Vacation Club Agreement CRP xxxx since it was based on illegal sales practices and fraudulent information.

We arrived at the Mayan Palace in the Riviera Maya on XXX 27th, 2004 through an RCI exchange and attended a timeshare sales presentation on Sunday XXX 28th.

We previously owned two weeks of time each year at the Casa Maya in Cancun purchased in 1995, and one week each year at Morrill's Tortuga in the Grand Caymans purchased in 1997. We have had wonderful experiences with these two timeshares and I have been to Mexico each year since 1995. But, we explained to our Mayan Palace sales representative, Troy Bolden, we actually had more timeshare weeks than vacation. Troy showed us how owning at the Mayan Palace was actually good financial investment. We purchased.

I am hereby requesting you to rescind our contract since it was based on illegal sales practices and fraudulent information:

1) I was told I had to waive my right to rescind to take advantage of an Equity Exchange. In fact, I discovered that by Mexican law, this right can not be waived.

We actually sold our Casa Maya timeshare to the Mayan Palace for 9,700 and then were allowed to purchase the time share back for \$1. The Mayan Palace could then take could take the loss on their taxes, and it would reduce of cost on a Mayan Palace timeshare.

Because of this "Equity Exchange Agreement" we had to waive our right to any cancellation or cool down periods. I even said "why don't I get the normal 3-5 days" and Troy Bolden explained to me we must waive this right due to our great "Exchange Agreement" and using that agreement was not under the same rules. We were asked to initial section 12, General Provisions, of the Recitals page stating we were told we waived our cancellation period; I would like to point out that the other 11 items on the Recital pages did not require initials. My husband and I also recall signing a separate waiver agreement, but a copy of that page was not in our documentation package.

At the end of our visit when we were given copies of all of our documents by Members Services Representative, Kathy Kingsley, who again repeated that we have waived our cancellation period because that was not an option with our "Equity Agreement". Troy Bolden even stated again that when I walk out of the sales office, my account will become active and I cannot cancel the agreement.

And although I had a few sleepless Mexican nights in the days that followed worrying that I could trust what I was told in the presentation, it was stated very clearly by both Troy and Kathy that I could not cancel. If I thought I had the right to cancel I would have done some internet research from Mexico and if what I was told in the sales presentation on value and rental prices was not accurate, I would have cancelled.

When I returned home from vacation and reviewed my documents (7 days after signing the agreement) I noticed I did not have the waiver, and just had initials next to number 12 on the Recital that says I did have 5 days to cancel. That seemed odd. Then upon doing some research, I discovered on www.teimesharebeat.com/mex-fraud.htm that the cancellation rights can not be waived according to Mexican law. I was intentionally lied to, to make me believe I could not cancel this contract, (thus my actual rescission period would expire).

This item alone is reason to grant a cancellation of the agreement. This practice is illegal. I am also in contact with several other people that have been placed in the same or similar situations.

2) I was told that a one week rental of a 2 bedroom unit was renting for \$2500. Splitting the units would result to the same amount. Actually, weeks like this are renting for \$500 at the Time Share User Group website, and Ebay has units for \$650. (Maintenance fees alone are \$569 plus one maintenance fee each five years for new furniture making it a loss basis just on maintenance fees.)

<http://www.tug1.org/tugads/1-8dname2.html#ad28022>.

<http://cgi.ebay.com/ws/eBayISAPI.dll?ViewItem&category=3257&item=2235921005&rd=1&ssPageName=WDVW>

Troy also said that members were getting great rental prices out of Resorts Int'l Marketing which was on their list of referrals. I was even given a discount off of the timeshare base purchase price

of 12,500 if I sold my next 5 years of Value Fair weeks back to the Mayan Palace. (But now it seems odd that my contract does not mention selling the weeks back to the Mayan Palace). RCI has bonus weeks offered to the Mayan Palace that is less cost than my maintenance fees. I am rechecking, but in the past I have been told these are developer weeks. If this is the case, Mayan Palace would be renting units at my cost.

3) I was told that the two Mazatlan weeks could be rented for \$1700 each. Timeshare User group have these weeks listed for as little as \$500 and you still need to pay maintenance,
<http://www.tug1.org/tugads/1-8dname2.html#ad26709>

4) We were concerned with resale value and Troy said the value increases because of the new resorts that are being built. He also stated that to control prices you must use the Mayan Palace broker when selling your time share. I discovered this is false and your account only as to be paid up and in good standing. I also discovered an assignment fee of 10% of purchase price to transfer assignment that was never mentioned. Ebay recently sold a two bedroom unit for less than \$6500,
<http://cgi.ebay.com/ws/eBayISAPI.dll?ViewItem&category=15897&item=2389925191&rd=1>

5) We purchased red weeks but it excluded Christmas, New Years, Easter, and Holy Week. It was never discussed that the two weeks in Mazatlan also excluded the months of February and March.

6) Even though we do not golf, Troy threw in the Golf package saying "it would be hard to rent a timeshare without the 20% off golf package." He failed to inform us that the Mazatlan resort does not even have a golf course.

7) Troy never mentioned that once I became a Mayan Palace owner I can not trade into Mayan Palace and Grand Mayan resorts through RCI as I previously could. The Mayan Palace resort has placed restrictions that current owners cannot exchange, even if I use weeks from my other timeshares.

Excerpt from RCI listing: A MAXIMUM OF TWO UNITS PER WEEK ALLOWED PER MEMBER ACCOUNT IN 4 YEARS *** NO CONSECUTIVE WEEKS ALLOWED*** 2ND UNIT MUST HAVE A GUEST CERTIFICATE *** CAN NOT CONFIRM SPACE TO MAYAN PALACE OR SEA GARDEN MEMBERS **EXCEPTIONS TO THESE RULES CAN BE CANCELLED**]RESORT ENFORCES 1/4 YR RULE]

The Mayan Palace Resorts had a great reputation and I was very excited to make my first stay with you at the Riviera Maya resort. Your resort is beautiful and according to reviews, so are some of your other locations. I believe you have the most impressive pool I have ever seen.

I am sure you are working on all of the recent complaints I have seen about your sales tactics, I know you have settled some of them, and I hope you can straiten out the remaining complaints very soon. But after the outright fraudulent lie about the cancellation period, other lies, half truths and omissions - your sales practices reflect on your entire chain as being "questionable" to put it mildly.

Please grant my request to cancel agreement CRPxxxx and send me verification of cancellation. Also please credit the \$6872.00 down payment. I will then return any original documents you so request. I will be sending this document through the mail and carbon copy the addresses below.

I feel it is my duty to tell you I have started a Dispute with my Visa card, and have started a claim with the Wisconsin Attorney General Consumer Protection Agency who will be contacting you directly in the next few weeks.

I will also be filing a case with Profeco, Texas Attorney General, US Dept of Justice, and the

Federal Trade Commission, RCI, Travelocity, Delta, ASTA, and a few others in the next few weeks or so.

Thank you in advance for your cooperation. I hope this unpleasant situation will be resolved in the next few weeks.

Cc

Administrative Center
Attn International Sales
Desarrollo Marina Vallarta S.S. DE C.V
Ave Lazaro Cardenas 3422, 2 Piso
Col. Chapalita C.P. 45040
Guadalajara Jalisco, Mexico

Cc

International Sales
Mayan Palace
Carretera Cancun – Playa Del Carmen
KM 48 Municipio Solidaridad
Q, Roo Mexico C.P. 77710

Contact Us

Please contact me at webmaster@gkaufmann.net.

Make sure to tell me what timeshare you bought, where is it located, and when was your contract date. Also tell me if you tried to cancel, or if you were told you could not cancel. It would also help to know if you have only paid them a down payment, or if the timeshare is paid in full.