



Fair Fractional Law

What are we doing?

Our goal is to make owning a Fractional /Private Residence Club (PRC) less confusing and easier for you. We are accomplishing this by working with the 2007 Florida State Legislature to change the law so that it specifically and accurately addresses Fractional /Private Residence Club (PRC) Ownership.

Why should this change occur?

Fractional/ Private Residence Club (PRC) Ownership is not new; in fact, it has been around for years. And it is now becoming a very popular way for people to purchase Real Estate property; not to mention it is a wonderful way for you to own property here in Florida.

Updating the Florida law will:

- ...better protect your Real Estate asset: your Fractional /Private Residence Club (PRC) Ownership.
- ... help increase the already great re-sale value you have in your Fractional /Private Residence Club (PRC).
- ...separate the Fractional/ Private Residence Club (PRC) Ownerships from the Timeshare legislation that so inaccurately defines it now. As you well know, owning a Fractional /Private Residence Club (PRC) means you OWN a part of Real Estate property; it's not a Timeshare plan.

There are so many ways updating the law will help you: a new Florida property owner. Plus it's the right thing to do. So we are leading the way to see that it happens.

Ownership Comparison Table			
FEATURE	TIMESHARE	Single Family Home/ CONDO	FRACTIONAL/ PRC (Private Residence Club)
Ownership Type	"Membership" or Deeded	Deeded	Deeded
Mortgage Financing	Developer	Banks	Banks
Purchase price set by	Developer* *(includes 40-50% of price to cover commissions)	Real Estate Appraiser	Real Estate Appraiser
Return on Sale	Typically depreciates	Real Estate Market, gain/loss	Real Estate Market, gain/loss
Real Estate Asset	No	Yes	Yes
Resale Market	Difficult	Real Estate Market	Real Estate Market
Interest paid on loan deductible off income taxes	Typically not	Yes* *(consult your accountant for specifics)	Yes* *(consult your accountant for specifics)
Typical Day Use	7	365	28-90

For more information about the Fair Fractional Law please email Susan@Infinityblu.com or call: 888-788-5860.