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TALLAHASSEE, FLORIDA

FLORIDA LIMITED LIABILITY CO.
Home Team Luxury Realty FL, LLC

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ARTICLES OF ORGANIZATION
OF
HOME TEAM LUXURY REALTY FL, LLC

2024 APR 12 AM 8:36

DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

The undersigned, Elliott Caldwell, a natural person competent to contract and an authorized representative of Home Team Luxury Realty FL, LLC, hereby presents these Articles of Organization as the Articles of Organization of Home Team Luxury Realty FL, LLC, a limited liability company formed under the provisions of Chapter 605, *Florida Statutes*.

ARTICLE I - NAME

The name of the limited liability company is Home Team Luxury Realty FL, LLC. This limited liability company is referred to in these Articles of Organization as the "Company."

ARTICLE II - PRINCIPAL OFFICE ADDRESS

The street and mailing address of the Company's initial principal office is 29399 US Hwy 19 N, Suite 340, Clearwater, Florida 33761.

ARTICLE III - PURPOSE AND POWERS

The Company is organized for any legal and lawful purpose for which a limited liability company may be organized and shall have all powers and rights which a limited liability company may exercise pursuant to Chapter 605, *Florida Statutes*.

ARTICLE IV - COMMENCEMENT AND TERM OF EXISTENCE

The date for commencement of the Company's existence shall be the date these Articles of Organization are filed with the Florida Department of State. The Company shall have a perpetual existence unless the Company is terminated as provided in its Operating Agreement.

ARTICLE V - REGISTERED OFFICE AND AGENT

The initial registered office of the Company is 3347 Lake Shore Lane, Clearwater, Florida 33761 and the name of the initial registered agent at that address is Elliott Caldwell.

ARTICLE VI - MANAGEMENT

The Company shall be managed by a manager in accordance with the terms of the Operating Agreement of the Company. The name and address of the initial manager of the Company is as follows:

Jeremy D. Hakimi
29399 US Hwy 19 N, Suite 340
Clearwater, Florida 33761

ARTICLE VII – OFFICERS

The Company shall have such officers as the Members shall determine necessary or appropriate. The name and address of the initial Chief Executive Officer of the Company is as follows:

Elliot Caldwell
3347 Lake Shore Lane
Clearwater, Florida 33761

The undersigned authorized representative of a member of the Company is executing these Articles of Organization on the date set forth below.

AUTHORIZED REPRESENTATIVE:

DocuSigned by
Elliot Caldwell

ELLIOTT CALDWELL
Date: 4/11/2024

REGISTERED AGENT ACCEPTANCE

I do hereby accept the foregoing designation as registered agent of Home Team Luxury Realty FL, LLC. I am familiar with and accept the duties and obligations of such designation.

DocuSigned by
Elliot Caldwell

ELLIOTT CALDWELL
Date: 4/11/2024

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