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ZARRA
18271 NW 16 STREET
PEMBROKE PINES, FL 33029

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01/08/96--0104B--007
****122.50 ****122.50

OFFICE USE ONLY

Daniel Zarra
305-430-9770

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

1. Innovative Mortgage Corp.
(Corporation Name) (Document #)
2. _____
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

- ☐ Walk in ☐ Pick up time ☐ Certified Copy
☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

NEW FILINGS

Profit <input checked="" type="checkbox"/>
NonProfit
Limited Liability
Domestication
Other

AMENDMENTS

Amendment
Resignation of R.A., Officer/Director
Change of Registered Agent
Dissolution/Withdrawal
Merger

OTHER FILINGS

Annual Report
Fictitious Name
Name Reservation

REGISTRATION/
QUALIFICATION

Foreign
Limited Partnership
Reinstatement
Trademark
Other

FILED
96 JAN -8 PM 2:47
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Dmc 1/10/96
Examiner's Initials

ARTICLES OF INCORPORATION
of
INNOVATIVE MORTGAGE CORP.

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TALLAHASSEE, FLORIDA

I - NAME

The name of this corporation is **INNOVATIVE MORTGAGE CORP.**

II - TERM

The term for which this corporation shall exist shall be perpetual.

III - PURPOSE

The general nature of the business or businesses to be transacted by said corporation shall be as follows:

To purchase, acquire, hold, improve, sell, convey, assign, lease, mortgage, encumber, hire and deal in real and personal property of every name and nature.

To buy, lease, build, erect, equip, operate, maintain, repair and sell homes, apartment houses, residence buildings, office buildings and stores of all kinds and nature or any portion thereof.

To purchase, acquire, hold, sell, assign and transfer, mortgage, pledge and otherwise dispose of the shares of stock, bonds, debentures or other evidences of indebtedness of any corporation, domestic or foreign, and while the owner thereof, to exercise all the rights and privileges of ownership, including the right to vote thereof, and to issue in exchange therefor its own stock, bonds and other obligations.

To own, lease, rent operate and manage hotels, apartment houses, restaurants, taverns, bars, drug stores, barber shops, garages for motor vehicles, manufacturing plants, distribution and assembly plants, laundry and dry cleaning services, newsstands, dance halls, theaters and other places of public entertainment.

To own, lease, use, experiment in, buy, sell, and develop patents and patent rights of all kinds and for items, objects, products, mechanisms and goods of all kinds and nature and to deal in, manufacture, distribute and sell and buy, such patents and patent rights and such other

items, objects, products, mechanisms and goods, and to enter into contracts for the purchase, sale, disposition and traffic in same, both as principal and as agent.

To buy, sell, trade, manufacture, assemble, and deal in and with goods, wares and merchandise of every kind and nature; to carry on such business as wholesalers, retailers, importers and exporters, to acquire all such merchandise, supplies, materials and other articles as shall be necessary of incidental to such business.

That of engaging in and carrying on the general contracting, construction, repair and maintenance business; the building and erection for itself or for others of any and all structures of any kind and character or any portion of any structure; the manufacturing of any and all products for use in building and construction of every kind and character; and to engage in and carry on any or either of the businesses, and have, exercise and enjoy the powers and privileges granted to corporations for profit by Chapter 607, Florida Statutes 1995, as amended.

That to all and everything necessary, suitable and proper for transacting business as a mortgage broker.

To do all and everything necessary, suitable and proper for the accomplishment of any of the purposes, or the attainment of any of the objects or for the furtherance of any of the powers herein set forth, either alone or in association with other corporations, firms or individuals, and to do every other act or acts, thing or things, incidental or appurtenant to or growing out of or connected with the aforesaid business or powers, or any part thereof; provided, that the same be not inconsistent with the laws under which this corporation is organized.

IV - STOCK

The corporation is authorized to issue 1000 shares of \$1.00 par value common stock, which shares shall be designated "Common Stock".

V - PRINCIPAL OFFICE/PLACE OF BUSINESS

The street address of the initial principal office and mailing address of this corporation is **18271 NW 16TH STREET, PEMBERKE PINES, FL 33029** and the name of the initial registered agent of this corporation at that address is **DANIEL ZARRA**. The principal place of business is **18271 NW 16TH STREET, PEMBERKE PINES, FL, 33029**

VI - BOARD OF DIRECTORS

This corporation shall have as directors initially those persons who are designated in this Article below. The number of directors may be either increased or decreased from time to time

by the By-Laws, but shall never be less than One (1) nor more than Five (5). The name(s) and address(es) of the initial director(s) of this corporation is (are):

<u>NAME</u>	<u>ADDRESS</u>
Daniel Zarra	18271 NW 16 Street Pembroke Pines, FL 33029

VII - CORPORATE OFFICERS

The names and addresses of the officers who are to conduct the business of this corporation until those elected at the first election are as follows:

President: Daniel Zarra
18271 NW 16 Street
Pembroke Pines, FL 33029

Vice President:

Secretary: Daniel Zarra
18271 NW 16 Street
Pembroke Pines, FL 33029

Treasurer:

VIII - INCORPORATOR

The name and address of the person signing these Articles is:

Daniel Zarra
18271 NW 16 Street
Pembroke Pines, FL 33029

IX - SALE OF STOCK

Every shareholder, upon the sale for cash of any new stock of this corporation of the same kind, class or series, as that which s/he already holds, shall have the right to purchase his/her prorata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

If, at any time, any of the stockholders desire to sell their stock, said stockholder or stockholders shall first offer it, in writing, to the Board of Directors, stating prices and terms, and give the Board of Directors Thirty (30) days in which to place it with the stockholders. At the expiration of Thirty (30) days, if no stockholder has purchased and settled for same, said stockholder or stockholders shall have the right to sell to whomever will purchase for the same sum and prices for which it was offered to the Board of Directors.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 19th day of December, 1995.



DANIEL ZARRA, Incorporator

STATE OF FLORIDA)
)
COUNTY OF BROWARD

SWORN TO AND SUBSCRIBED BEFORE ME, on December 19, 1995, a notary public authorized to take acknowledgments in the state and county set forth above, by **DANIEL ZARRA,**

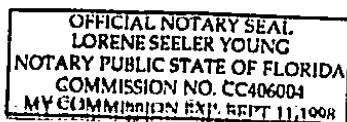
☒ who is personally known to me
☐ who produced a valid drivers license or
☐ who produced _____

as identification and who did take an oath.



Notary Public **LORENE SEELER-YOUNG**

My Commission Expires:



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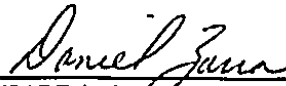
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**CERTIFICATE DESIGNATING PLACE OF BUSINESS
OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN
FLORIDA, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

In compliance with Section 48.091, Florida Statutes, the following is submitted:

THAT **INNOVATIVE MORTGAGE CORP.** desiring to organize or qualify under the laws of the State of Florida, with its principal place of Business at City of Pembroke Pines, State of Florida, has named **DANIEL ZARRA** located at 18271 NW 16 Street, City of Pembroke Pines, State of Florida, as its Agent to accept Service of Process within Florida.

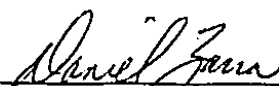
By:



DANIEL ZARRA, Incorporator

DATE: December 19, 1995

HAVING BEEN NAMED to accept Service of Process for the above stated corporation, at the place designated in this Certificate, I hereby acknowledge that I am familiar with and understand the duties and obligations of acting as a Registered Agent in the State of Florida. I agree to act in this capacity, and I further agree to comply with the provisions of all Statutes and any amendments thereto relative to the proper and complete performance of my duties.


DANIEL ZARRA, Registered Agent

DATE: December 19, 1995

P9600003254



"Our Customers Come First"

March 7, 1996

Division of Corporations
Attn: Change of Address
P.O. Box 6327
Tallahassee, Florida 32314

To whom it may concern,

Please be advised of our change of address.

Previous Address: Innovative Mortgage Corp.
18271 NW 16th Street
Pembroke Pines, Florida 33029

New Address: Innovative Mortgage Corp.
13790 N.W. 4th Street, Suite 109
Sunrise, Florida 33325

If you should have any questions, please contact our office.

Sincerely,

Daniel Zarra
President

mtm
3.12.96