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To:

Division of Corporations
Fax Number : (850)922-4001

From:

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (305)672-0686
Fax Number : (305)672-9110

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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FLORIDA PROFIT CORPORATION OR P.A.

Mortgage America Associates, Inc.

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ARTICLES OF INCORPORATION

Article I. Name

The name of this Florida corporation is:
Mortgage America Associates, Inc.

Article II. Address

The Corporation's mailing address is:
Mortgage America Associates, Inc.
3211 Ponce de Leon Blvd.
Suite 210
Coral Gables FL 33134

Article III. Registered Agent

The name and address of the Corporation's registered agent is:
Hector Alvarez III
3211 Ponce de Leon Blvd.
Suite 210
Coral Gables FL 33134

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Article IV. Board of Directors

The name of each member of the Corporation's Board of Directors is:
Hector Alvarez III

The affairs of the Corporation shall be managed by a Board of Directors consisting of no less than one director. The number of directors may be increased or decreased from time to time in accordance with the Bylaws of the Corporation. The election of directors shall be done in accordance with the Bylaws. The directors shall be protected from personal liability to the fullest extent permitted by applicable law.

Hector Alvarez III | FL Bar Member 0894036
4649 Ponce de Leon Blvd.
Suite 300
Coral Gables FL 33146
305-663-2115

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Article V. Capital Stock

The Corporation shall have the authority to issue 2,000 shares of common stock, par value \$.01 per share.

Article VI. Incorporator

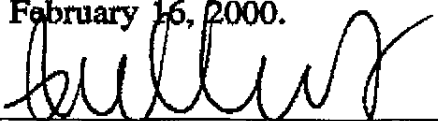
The name and address of the incorporator is:

Hector Alvarez III
4649 Ponce de Leon Blvd.
Suite 300
Coral Gables FL 33146

Article VII. Corporate Existence

These Articles of Incorporation shall become effective and the corporate existence will begin on February 16, 2000.

The undersigned incorporator executed these Articles of Incorporation on February 16, 2000.



HECTOR ALVAREZ III
by L.A. Uriarte as attorney-in-fact

Hector Alvarez III | FL Bar Member 0894036
4649 Ponce de Leon Blvd.
Suite 300
Coral Gables FL 33146
305-663-2115

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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/OFFICE**

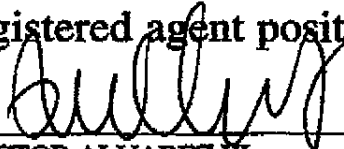
CORPORATION:

Mortgage America Associates, Inc.

REGISTERED AGENT/OFFICE:

**Hector Alvarez III
3211 Ponce de Leon Blvd.
Suite 210
Coral Gables FL 33134**

I agree to act as registered agent to accept service of process for the corporation named above at the place designated in this Certificate. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



HECTOR ALVAREZ III
by L.A. Uriarte as attorney-in-fact

Date: February 16, 2000

**Hector Alvarez III | FL Bar Member 0894036
4649 Ponce de Leon Blvd.
Suite 300
Coral Gables FL 33146
305-663-2115**

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