



**STATEMENT OF QUALIFICATIONS**  
**Catalina at Miramar**  
**July 9, 2021**

FCI Residential Corporation is committed to supporting the Fair Housing Act, prohibiting discrimination based on race, religion, color, sex, national origin, handicap or familiar status. You will have peace of mind knowing the following qualification standards will be required from every prospective resident.

**APPLICATION**

Each applicant that is 18 years of age or older must complete an application, pay all applicable fees and/or deposits, be qualified in accordance with these qualification standards and sign the lease agreement. Each occupant of any apartment, regardless of age, shall be named on the lease.

**FEES/DEPOSITS**

Each applicant is required to pay a non-refundable application fee. In addition, an administrative fee and holding deposit is required at the time of application. The holding deposit and/or applicable fees is not a guarantee of approval for residency. Upon verbal or written approval of your application, the holding deposit will be applied, at our discretion, toward balances due for security deposits. If the application is denied, the administrative fee and holding deposit will be refunded in a check made payable to all co-applicants and mailed to one applicant. Cancellation of the apartment after application approval will result in forfeiture of all fees and deposits. Applicants will have one (1) business day in which to provide all documents necessary for the approval of your application. Failure to supply these documents will result in the forfeiture of all fees and deposits.

**IDENTIFICATION**

All applicants 18 years of age or older must present a valid government issued photo identification document.

**INCOME**

All applicants must substantiate income information provided on the application and the combined household income must be no less than **2.7** times the monthly rent amount, unless indicated below. Households who do not meet the required income eligibility standards may be approved with a guarantor. Proof of legal, verifiable income includes, but is not limited to:

- Two (2) consecutive pay stubs from current employer within the last 30 days of application with YTD information. A W-2 from the prior year from the same current employer can be used to supplement additional income.
- Offer letters from employers on company letterhead verified by management confirming the conditions stated, and most recent pay stub from prior employer within the last 30 days of application.
- Six (6) consecutive personal bank statements within the last 180 days of application (deposits only). A 1099 from the prior year can be used to supplement additional income.
- Court ordered alimony or child support payments
- Proof of government payments (e.g. disability, social security)
- Proof of retirement or trust fund income
- Proof of liquid assets that show at least five (5) times the monthly rent amount for the lease term for a consistent period of six (6) months with a variance of no more than 5% per month.
- Proof of self-employment: personal tax return from prior year certified by CPA or IRS and proof of current income.

**RENTAL/MORTGAGE HISTORY**

Negative rental or mortgage history reflecting on your credit report will result in the requirement of an additional deposit or denial. A rental verification may be required.



**CREDIT HISTORY**

Our credit reporting agency evaluates credit and rental/mortgage history against indicators of future rent payment performance. An unsatisfactory finding may result in the requirement of additional documentation, an additional deposit or denial. No credit reports will be printed at any time, nor are we permitted to discuss the reporting with the applicant.

**CRIMINAL HISTORY**

Our screening process includes conducting a criminal background check of all applicants 18 years of age or older. Felony or misdemeanor convictions do not result in automatic denial of application; consideration will be given to the nature of the offense and the time since.

**GUARANTORS**

Guarantors must have a verifiable source of income in an amount no less than five (5) times the monthly rent amount. If a guarantor is needed, they must meet the entire qualifying criteria as presented above. Guarantors must complete a *Guarantor Pre-Leasing Application* and pay the applicable application fee. Guarantors must also sign a *Lease Contract Guaranty* which must be signed in the office or notarized. Guarantors must sign a new *Lease Contract Guaranty* with each renewal.

**APPLICANTS WITH NO SOCIAL SECURITY NUMBER**

Applications will be processed using all of the information available through our credit reporting agency, if such information can be obtained. Additional deposits may be required for households with applicants with no social security number. Findings on civil and criminal records will be considered; negative history may result in denial of application.

**OCCUPANCY**

Occupancy of the apartment is limited to those persons named on the lease and is based on the number of bedrooms in an apartment. Occupancy shall not exceed two (2) persons per bedroom, plus one (1) per apartment. Dens are not considered bedrooms.

**PET POLICY**

Pet restrictions, pet fees/rent and other requirements vary by community. Pure bred and/or any mixed form of the following breeds are restricted: Rottweiler, Doberman Pinscher, German Shepard, Chow Chow, Pit Bull Breeds, Caucasian Ovcharka, Dogo Argentino, Fila Brasileiro, Presa Canario, Bullmastiff, Akitas, Tosa Japones, Wolf-hybrid, Alaskan Malamute. Please note breed restrictions are subject to change without notice. Management reserves the right to refuse any dog residency should they feel uncomfortable with a dog's behavior, no matter the breed.

**PARKING POLICY**

One (1) parking space allotted to each apartment with additional parking available. Restrictions apply. Proof of vehicle registration or insurance card under applicants' name required. No recreational or commercial vehicles allowed.

**ACKNOWLEDGMENT**

You declare that all statements you listed on the application are true and correct. If you fail to answer any questions or give false information, we may reject the application, retain all application fees and deposits as liquated damages for our time and expense, and terminate your rights of occupancy. We may at any time furnish information to consumer reporting agencies and other rental housing owners regarding your performance of your legal obligation, including both favorable and unfavorable information about your compliance with the lease agreement, the rules, and financial obligations.

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Applicant Signature

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Applicant Signature

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Printed Name

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Printed Name

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Date

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Date

