



STATEMENT OF QUALIFICATIONS

Catalina at Miramar

October 14, 2025

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

APPLICATION

Each applicant 18 years of age or older must complete an application, pay all applicable fees and/or deposits and be qualified in accordance with these qualification standards. Each occupant of any apartment, regardless of age, shall be named on the lease. As part of our application, our property uses electronic identity verification and income verification processes, and both will be required to move forward with your application.

FEES/DEPOSITS

Each applicant is required to pay a non-refundable application fee. In cases where electronic identity or income verification is retried due to applicant errors, additional fees may be incurred. An administrative fee and holding deposit are required at the time of application and are not guaranteed approval for residency. Upon verbal or written approval of the application the holding deposit will be applied to balance due for security deposit. 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 address. Cancellation of the apartment after application approval will result in forfeiture of all fees and deposits. Upon application, applicants will have one (1) business day 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.

Non-Sufficient Funds and Dishonored Payments

If your payment of the fees listed above is returned to us by a bank or other entity for any reason, or if we are unable through no fault of our own or our bank, to successfully process any ACH debit transaction, we may reject the application at any time. The applicant shall pay us returned payment fees per transaction.

IDENTIFICATION

Our screening process includes electronic identity verification (eIDV) of all applicants 18 years of age or older. eIDV employs methods like data cross-referencing, document verification, and biometrics to confirm an applicant's identity. All applicants must present a valid government issued photo identification document. Additional documents may be required.

INCOME

All applicants must provide proof of income stated within the application. The combined household income must be **2.5** times the monthly rent annualized. Households not meeting the required income standard may be approved with a guarantor.

Income will be verified with the most recent 90 days of history using an electronic income verification process either by bank verification, payroll verification or document verification. Applicants will be asked to provide online login credentials for their payroll provider or financial institution, or to upload supporting documents like pay stubs. Additional documents may be required.

GUARANTORS

Guarantors must provide proof of income five (5) times the monthly rent amount which meets the qualifying criteria as presented above. Guarantors must complete a *Guarantor Pre-Leasing Application* and pay an application fee. A *Lease Contract Guaranty* must be signed in the office or notarized for each lease term.

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.

APPLICANTS WITHOUT A SOCIAL SECURITY NUMBER

Applications will be processed using all the information available through our credit reporting agency if such information can be obtained. Additional deposits may be required for households with applicants without a social security number.

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) people 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 what the breed.

PARKING POLICY

One (1) parking space is 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.

Applicant Signature

Applicant Signature

Printed Name

Printed Name

Date

Date

