



## COMMUNITY INFORMATION

### LaVida Apartments

6600 NW 7th St  
Miami, FL 33126  
305-260-4645  
LaVida@SimpsonHousing.com  
RentLaVida.com

### Leasing Office Hours:

Monday-Thursday: 10 AM - 7 PM  
Friday: 10 AM - 6 PM  
Saturday: CLOSED  
Sunday: CLOSED

## MOVE-IN DEPOSITS AND FEES

**Application Fee:** \$125 per applicant  
**Admin Fee:** \$250 per apartment home  
**Security Deposit:** \$1,500 or 2 months rent  
**Fob Fee:** \$25

Acceptable payment methods are check, credit card and certified funds. No cash accepted.

Income Requirement - 2.75 times the rent

### Application Policies:

- All occupants must be listed on the application.
- Application fee is applied to all applicants 18 and older.
- Application fee, admin fee and security deposit are due with completed application.
- Application fee and admin fee are non-refundable.
- Income documents will be verified for legitimacy.
- All applicants must provide copy of a valid photo ID.

## INSURANCE

### Required Liability Coverage:

- Policy coverage no less than \$300,000 in personal liability.
- All lease holders must be listed on policy or have a separate policy.
- Your physical address must match the apartment you reside in.
- Additional Interest Address must be added:  
USCMF LaVida Apartments LLC  
PO Box 3687  
Coppell, TX 75019

## PET FEES

**Pet Fee:** \$500 for 1 pet, \$750 for 2 pets  
**Pet Rent:** \$25/pet/month  
**DNA Kit:** \$50/pet

- 2 Pets Maximum. Cats and dogs only.
- Breed Restrictions Apply - We do not allow Pit Bulls or any mix combination of this breed. Based on our community's location, there may be other breed restrictions that we follow in accordance with laws and ordinances.
- Pets must be approved prior to occupancy.
- Pet photos and updated shot records are required.

## UTILITIES/MONTHLY FEES

**Water/Sewer:** Based on usage, billed through Real-Page

**Trash Fee:** \$18

**Pest Control:** \$10

**Electric:** FPL, individually metered and billed, account required at move in

**Cable/Internet (optional):** AT&T

**Package Delivery:** \$15/month

## PARKING/STORAGE

1 & 2 beds receive 1 free parking spot, 3 beds receive 2 free parking spots

**Additional Parking:** \$60/month

**Reserved Parking:** \$100/month

**Parking Decal Fee:** \$50/per car



Apply Now!