



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

UTILITIES/MONTHLY FEES

Water/Sewer: Based on usage, billed through Real-Page
Trash Fee: \$25
Pest Control: \$10
Electric: FPL, individually metered and billed, account required at move in
Cable/Internet (optional): AT&T
Package Delivery: \$15/month

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.

PARKING/STORAGE

1 & 2 beds receive 1 free parking spot, 3 beds receive 2 free parking spots
Additional Parking: \$80/month
Reserved Parking: \$150/month
Parking Decal Fee: \$50/per car



Apply Now!