DOS OCHO
APARTMENTS

840 SE 8th Ave, Hialeah, FL 33010
786-477-5091 · management@grupomre.com
Managed by Dos Ocho, LLC

RESIDENTIAL RENTAL APPLICATION

Rental Application

Each adult (18 or older) who will live in the residence must complete a separate application. Please print clearly. Incomplete applications may delay processing.

Fair Housing. Dos Ocho is committed to equal housing opportunity. We do not discriminate on the basis of race, color, religion, ancestry, national origin, sex, pregnancy, age, disability, marital status, familial status, sexual orientation, gender identity, gender expression, source of income, actual or perceived status as a victim of domestic violence, dating violence or stalking, or any other characteristic protected by federal, Florida or Miami-Dade County law. All applicants are evaluated using the same written criteria.

1 Residence Requested

Unit type: ☐ Studio (Type B) ☐ One Bedroom (Type C) ☐ One Bedroom ADA (Type A) ☐ Two Bedroom (Type D)

DESIRED MOVE-IN DATE _____ TOTAL NUMBER OF OCCUPANTS _____ HOW DID YOU HEAR ABOUT US? _____

2 Applicant Information

FIRST NAME _____ MIDDLE _____ LAST NAME _____

PHONE _____ ALTERNATE PHONE (OPTIONAL) _____ EMAIL _____

A valid government-issued photo ID must be shown at the leasing office. Date of birth and SSN/ITIN are requested only on the Screening Authorization page and used only for identity verification and screening.

3 Residence History (last 3 years)

CURRENT ADDRESS _____ CITY / STATE / ZIP _____

FROM (MM/YY) _____ MONTHLY RENT / PAYMENT _____ LANDLORD / MANAGER NAME _____ LANDLORD PHONE _____

☐ Rent ☐ Own ☐ Other

REASON FOR MOVING _____

PREVIOUS ADDRESS (IF LESS THAN 3 YEARS AT CURRENT) _____ CITY / STATE / ZIP _____

FROM (MM/YY) _____ LANDLORD / MANAGER NAME _____ LANDLORD PHONE _____

4 Employment & Income

CURRENT EMPLOYER _____ POSITION _____ START DATE _____

SUPERVISOR / HR CONTACT & PHONE _____ GROSS MONTHLY INCOME _____

Other income. All lawful, verifiable income is considered, including housing assistance vouchers, Social Security, disability, retirement, child support, alimony, and self-employment income.

SOURCE	MONTHLY AMOUNT	CONTACT FOR VERIFICATION

5 Other Occupants

List everyone else who will live in the residence. Each occupant 18 or older must submit a separate application.

FULL NAME	18 OR OLDER?	IF 18+, SEPARATE APPLICATION ATTACHED?

6 Vehicles & Pets

NUMBER OF VEHICLES

Studio and one-bedroom residences include 1 assigned parking space; two-bedroom residences include 2. Additional spaces are $150/month, subject to availability. A Vehicle Registration Form is required for each vehicle.

Will you have a pet? ☐ Yes ☐ No

TYPE / BREED

WEIGHT (LBS)

Pets up to 25 lbs are permitted with an approved Pet Registration Form. Assistance animals (service and support animals) are not pets and are not subject to pet fees or weight limits.

7 Rental History Questions

Have you had an eviction judgment entered against you in the past 7 years? ☐ Yes ☐ No

Do you currently owe money to a prior landlord? ☐ Yes ☐ No

Do you or any occupant smoke? (All units and common areas are non-smoking.) ☐ Yes ☐ No

If yes to any question, please explain (optional — you may also provide context about any screening result):

8 Emergency Contact

NAME

RELATIONSHIP

PHONE

Military status (optional). Are you or any adult occupant currently on active duty, in the Reserves / National Guard, or a veteran?

☐ Active duty ☐ Reserves / National Guard ☐ Veteran ☐ None / prefer not to say

This answer is optional and is **not** used to evaluate your application. It is used only to apply the lease protections available to servicemembers under Florida law (Fla. Stat. §83.682) and federal law (Servicemembers Civil Relief Act).

Reasonable accommodations. If you have a disability and need a reasonable accommodation or modification at any point in the application or tenancy — including for an assistance animal — please tell us. Requests may be made orally or in writing.

9 Application Fee & Screening Criteria

Application fee: **$_____ per adult applicant**, non-refundable, covering the cost of tenant screening. Fees are paid by check or money order payable to Dos Ocho, LLC. No fee is charged until a residence of the type requested is available.

We evaluate every applicant using the same criteria:

- **Identity** verified with government-issued photo ID.
- **Income:** verifiable gross monthly household income of at least 2.5 times the monthly rent. For applicants using a housing voucher or other rental subsidy, the requirement applies only to the tenant's portion of the rent.
- **Rental history:** eviction judgments and unpaid balances owed to prior landlords are considered. Eviction filings that did not result in a judgment against the applicant are not considered.
- **Credit:** reviewed for housing-related debt; lack of credit history alone is not a reason for denial.
- **Criminal history:** arrests not resulting in conviction are not considered. Convictions are reviewed individually, considering the nature, severity and age of the offense and any evidence of rehabilitation. There are no blanket exclusions.
- Applications are processed in the order complete applications are received. If we take adverse action based on a consumer report, you will receive a written notice identifying the screening company and your rights under the Fair Credit Reporting Act.

10 Required Documents Checklist

☐ Government-issued photo ID

☐ Proof of income covering the most recent 60–90 days — **employees:** all pay stubs for the period (or an offer letter for a new job); **self-employed, gig or cash income:** 3 months of bank statements, or last year's tax return / 1099 plus 2 months of bank statements; **benefits or vouchers:** current award or voucher letter. You may black out account numbers.

☐ Signed Screening Authorization (page 4)

☐ Vehicle Registration Form (if applicable)

☐ Pet Registration Form (if applicable)

☐ Application fee

11 Applicant Certification

I certify that the information in this application is true and complete. I understand that knowingly providing false information may result in denial of this application or termination of any lease. Submission of this application does not create a lease or reserve a residence; a residence is reserved only upon approval, execution of a lease, and payment of move-in funds. I have read the Privacy Notice on page 5.

APPLICANT SIGNATURE

DATE

FOR OFFICE USE ONLY

DATE RECEIVED	RECEIVED BY	FEE PAID ($ / CHECK #)
UNIT #	DECISION	DATE NOTIFIED

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SEPARATE DISCLOSURE & AUTHORIZATION

Tenant Screening Authorization

This page is a stand-alone disclosure. Please read it carefully before signing.

Disclosure. Dos Ocho, LLC ("Landlord") will obtain one or more consumer reports and/or investigative records about you from a consumer reporting agency for the purpose of evaluating your rental application. These reports may include credit history, eviction and civil court records, criminal conviction records, identity verification, and rental payment history. The screening company used is:

SCREENING COMPANY NAME, ADDRESS & PHONE

Authorization. I authorize Landlord and its screening company to obtain the reports described above and to verify my employment, income, and rental history with the employers, landlords and other sources I have listed. I understand that if I am denied, approved with conditions (such as a higher deposit or a co-signer), or otherwise subject to adverse action based in whole or in part on a consumer report, I will receive a written adverse action notice with the name, address and phone number of the screening company, my right to obtain a free copy of my report within 60 days, and my right to dispute inaccurate information.

A Summary of Your Rights Under the Fair Credit Reporting Act is available from the Consumer Financial Protection Bureau at consumerfinance.gov/learnmore or upon request at the leasing office.

ID Identity information (used only for screening)

FULL LEGAL NAME

OTHER NAMES USED (IF ANY)

DATE OF BIRTH

SSN OR ITIN

CURRENT ADDRESS

If you do not have an SSN or ITIN, leave blank and tell us — we will accept alternative documentation to verify your identity and history.

APPLICANT SIGNATURE

DATE

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YOUR INFORMATION

Privacy Notice

What we collect

The information on this application, the Screening Authorization, and the documents you provide.

How we use it

Only to verify your identity, evaluate your application, prepare your lease, and manage your tenancy. We do not sell your personal information.

Who we share it with

Only our tenant screening company and service providers who need it to process your application, or as required by law. Employers, landlords and references you list are contacted only to verify the information you provided.

How we protect it

Paper records are kept in a locked file; electronic records are access-restricted. Social Security numbers and dates of birth are kept only on the Screening Authorization page and are not stored with your general file. We take reasonable measures to protect personal information as required by Florida law (Fla. Stat. §501.171).

How long we keep it

Records of applicants who do not become residents are kept for up to 3 years to comply with fair housing record-keeping and then securely shredded or deleted. Resident records are kept for the duration of the tenancy plus the applicable retention period.

Your choices

You may ask what information we hold about you and request corrections by contacting management@grupomre.com or 786-477-5091.

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