



Pinion Property Management, Inc.

1605 NW Monroe Ave, Corvallis, OR 97330

Mailing Address: PO Box 1954, Corvallis, OR 97339

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A little about how we work...

Our Vacancy List can be found on the home page of our website under the “Vacancy List Download” link. The Vacancy List shows the current and future vacancies. We update our vacancy list every business day around 9:00 AM.

As leases come to an end, we will contact the current tenants and ask if they plan to vacate or renew. Once we know they plan to vacate, we will add the unit to the vacancy list. If they are on a month-to-month rental agreement, we will not know they are vacating until we have received a 30-day notice. After we receive a 30-day notice, the unit is listed on the vacancy list.

We do not charge the application fee until after you have been approved, viewed the inside of the unit and decided to accept the unit. Please take note of the date on the right hand side of each unit’s description on the vacancy list. This is the date the current tenant plans to vacate, not the ready date. The ready date will not be determined until after we have inspected the unit and scheduled all of the work to be done. Our goal is to get the units ready for move in as quickly as possible.

To apply please follow the application requirements closely listed on page 2. We only accept complete applications for units listed on our vacancy list. You can only apply for one unit at a time. We are able to transfer your application at any time, as long as the maximum number of applications have not been accepted. Please call or email our office to get the status of pending applications on units.

If you are interested in be put on an email notification list to receive emails about new units put on our vacancy list please contact Pinion Property Management to give them your information.



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Requirements for a complete application:

Rental Applications, Co-Signer Applications and the Rental Criteria can be found on our website under the "Print Forms" Link or at our office.

1. Valid Photo ID
2. A complete and accurate rental application from everyone over the age of 18 who will reside in the unit.
3. Two (2) years of good, verifiable rental history. Dorms, fraternities, sororities and relatives do not count as rental history.
4. Good credit history
5. Proof of sufficient income, must be a combined total of roughly 3 times the rent

Attach all that apply to your application, even if you have a co-signer:

- Most recent pay stub OR most recent 3 months of bank statements
- Proof of Financial Aid /Scholarships/GI Bill/HUD Worksheet/SSI/ Etc.

6. A complete and accurate cosigner application_

The co-signer must provide proof of their income, attach all that apply:

- Most recent pay stub, and/or
- Most recent 3 months of bank statement
- Most recent W-2

You will need a co-signer if you do not have one or all of the following:

1. Two (2) years of rental history
2. No credit history
3. You do not have sufficient income

Important: Your application will not be accepted until we have received ALL complete applications from the entire group. Turn in all applications (rental applications and co-signer applications) with attached proof of income at the same time.

The \$35.00 Application fee is not charged until you have been approved, viewed the unit and have accepted the unit.