

Cleaborn Pointe
AT HERITAGE LANDING



Memphis, Tennessee

One, Two, Three, & Four-Bedroom Apartment Homes

Cleaborn Pointe at Heritage Landing is a 278-unit affordable family rental community in Memphis, TN. Each one-, two-, three-, and four-bedroom townhome boast spacious floor plans, fully-equipped kitchens with dishwasher, washer and dryer, extra storage, and resident-controlled heating and cooling. The garden-style community also has an abundance of community spaces, including an inviting resident clubhouse, computer room, fitness center, playground, BBQ picnic area, professionally landscaped grounds, and on-site management and maintenance.

COMMUNITY AMENITIES:

- Inviting resident clubhouse
- Fitness center for resident use
- Business center with computer stations
- Playground and picnic area
- On-site management and supportive services
- Maintenance with 24-hour emergency call service
- Professionally landscaped grounds
- All prospective new residents receive in depth and standardized credit, criminal, and landlord background screening through a third-party reporting agency that specializes in tenant screening.

RESIDENCE FEATURES:

- Spacious apartments with open floor plans & oversized windows
- Fully equipped, modern kitchen including dishwasher and electric range
- Washer and dryer in every home
- Carpeted bedrooms, vinyl living areas
- Central A/C
- Resident is responsible for electric (heating, cooling, cooking).

Looking for senior rentals? Contact Cleaborn Pointe at Heritage Landing Senior (62+): 901.572.2303

Contact Us:

440 South Lauderdale Street | Memphis, TN 38126

T: 901.254.7670 | TTY: 711

E: CleabornPointe@Pennrose.com

CleabornPointe.com

PROGRAMS AND ELIGIBILITY

Program requirements are specific to the property and individual unit. Eligibility for programs depends on several factors including: the number of people in the household, the total annual household income, credit and criminal background screening, and other criteria. The following rent programs are offered: Low-Income Housing Tax Credit, Project-Based Vouchers (PBV), ACC, HOME Program

HOW TO APPLY

Complete the property Pre-application, available on the website or in person. Please contact the office if you would like a Pre-application emailed or mailed to you.

Return the completed, signed, and dated Pre-application to the property via mail, email, fax, or in person. Depending on the unit you qualify for, a non-refundable \$25 application fee per adult household member may be required.

If there is an available unit that your household qualifies for, you will be contacted to schedule an application interview. Please plan to bring the following:

- Social Security Card(s) for each household member.
- Original Birth Certificate(s) for each household member.
- Addresses of your employer, bank, Social Security Office, and all other information pertaining to income.

If there are no units currently available that your household qualifies for, you will be mailed a Confirmation of Pre-application via U.S. Mail and placed on the property's waiting list. You will be contacted when a unit that your household qualifies for becomes available. Upon payment of the Application Fee, credit, criminal, and landlord screening will be processed.

INCOME LIMITATIONS & RENTS

(Effective 3/2026 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom	1 person	\$32,160 - \$38,280	60%	\$938
	2 people	\$32,160 - \$43,740		
	1 person	Starting at \$24,171	Market	\$705- \$1,000
	2 people	Starting at \$24,171		
2 Bedroom	2 people	\$38,400 - \$43,740	60%	\$1,120
	3 people	\$38,400 - \$49,200		
	4 people	\$38,400 - \$54,660		
	2 people	Starting at \$28,286	Market	\$825- \$1,200
	3 people	Starting at \$28,286		
	4 people	Starting at \$28,286		
3 Bedroom	3 people	\$44,091 - \$49,200	60%	\$1,286
	4 people	\$44,091 - \$54,600		
	5 people	\$44,091 - \$59,040		
	6 people	\$44,091 - \$63,420		
	3 people	Starting at \$31,714	Market	\$925- \$1,350
	4 people	Starting at \$31,714		
	5 people	Starting at \$31,714		
	6 people	Starting at \$31,714		