

AMERICAN HOMES 4 RENT – The AH4R Experience



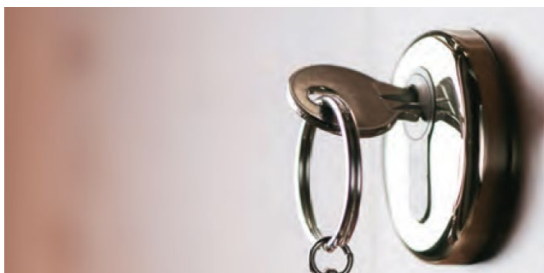
Renting A Home Just Got Easier

Our best-in-class contact center and proprietary technology are designed to make our residents' experience as simple as possible.

“Let Yourself In” – allows resident to tour homes in a desired neighborhood, on their schedule.

Personal Online Search – request notices about newly available homes for rent.

Online Resident Account – manage entire rental experience online: pay rent, set-up automatic payments, review and manage online documents that relate to a resident's lease and neighborhood rules and regulations.

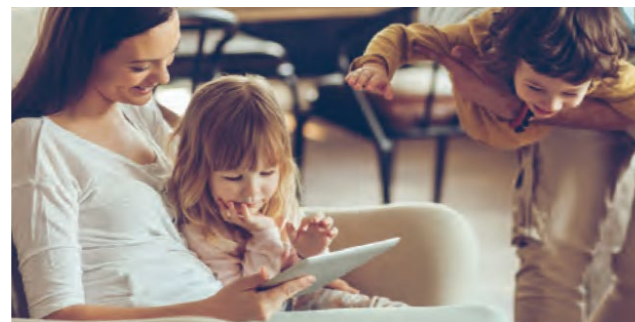


Proprietary “Let Yourself In” Leasing Technology

- Pioneered by AMH in 2013
- Enables prospective residents to tour our homes, submit applications and execute leases without relying on leasing agents
- Roughly 99% of showings performed without an agent

COVID-19 Operating Environment

- Self-guided showings provide socially distanced leasing, funneling incremental demand from other residential alternatives
- Scalability of technology - 30%+ YOY increase in July and August 2020 showings per available property
- Maintenance technology enabled for quick recalibration to comply with local safety protocols – enabling continual maintenance services, ending 2Q20 with no backlog



AMERICAN HOMES 4 RENT – Environmental, Social, Governance



Sound environmental, social responsibility and corporate governance practices not only make good business sense, they uphold our obligation to employees, residents, communities and shareholders.

Develop new homes and residential communities that meet the latest energy efficiency requirements and include energy- and water-saving technologies that lower operating costs and benefit the environment.

Build and operate homes efficiently at scale that are both durable, and desirable to our residents, with a goal to limit future costs.

Encourage our employees to participate in community service and philanthropic service to support local initiatives in our communities.

Contribute to the well-being of the communities in which we operate through direct investments to rehabilitate, improve and develop our homes and residential communities.

Educate our employees, residents and business partners regarding home energy conservation and environmental sustainability.

Reduce our cost of operations by ongoing evaluation and improvement of our energy efficiency requirements and include energy- and water-saving technologies that lower operating costs and benefit the environment.

Invest in our employees with health and wellness programs and diversity initiatives, and provide opportunities for education, advancement, training and competitive benefits.

Continue to monitor and evaluate our corporate governance in light of prevailing practices.

Report at least annually on our ESG practices and initiatives.



Yards feature efficient irrigation systems that are designed to use less water.



Kitchens are designed with energy-efficient appliances that have high ENERGY STAR® ratings.



Employees participate in local community volunteer events such as this program at Manna Food Bank.



AMH Home Plan Features:

- Laundry on the 1st floor
- Pocket office with built in countertop space
- Double bowl vanity in secondary bath
- Wider hallways and stairways
- Mechanical closet in conditioned space
- 6/0 sliding patio door at rear of home
- Larger owners bedroom
- Owners bedroom on 1st floor (Select plans)
- Large closets for additional storage
- Large islands
- 2 to 3 elevations available for each market
- 9' first floor and 8' second floor
- 16" floor systems
- Slab or basement foundations



FIRST FLOOR PLAN
BASE ELEVATION SHOWN



SECOND FLOOR PLAN
BASE ELEVATION SHOWN



AMH Home Specifications:

- Whirlpool Stainless Steel appliances in all homes.
- Painted White or Espresso Cabinets with one door style – Granite countertops in all locations.
- Tile backsplash and tile walls in owners shower.
- Brushed Nickel Moen faucets in every home.
- White Vinyl single hung windows with one grid style – blinds standard.
- Architectural Shingles in all markets.
- Fiber cement siding with vinyl soffit and aluminum fascia.
- Sherwin Williams Cashmere paint used on all interior walls.
- LVP Flooring in all areas including baths – LVP stair treads on stairs.
- Consistent lighting package with same finish used in every home.
- Trex decking on all exterior decks.

