

American Homes 4 Rent  
Form 8-K  
February 21, 2019

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, D.C. 20549

FORM 8-K

CURRENT REPORT

PURSUANT TO SECTION 13 OR 15(d) OF THE  
SECURITIES EXCHANGE ACT OF 1934

Date of Report (Date of earliest event reported): February 21, 2019

AMERICAN HOMES 4 RENT  
AMERICAN HOMES 4 RENT, L.P.

(Exact Name of Registrant as Specified in its Charter)

|                                                |                          |                                      |
|------------------------------------------------|--------------------------|--------------------------------------|
| Maryland (American Homes 4 Rent)               | 001-36013                | 46-1229660                           |
| Delaware (American Homes 4 Rent, L.P.)         | 333-221878-02            | 80-0860173                           |
| (State or Other Jurisdiction of Incorporation) | (Commission File Number) | (I.R.S. Employer Identification No.) |

30601 Agoura Road, Suite 200  
Agoura Hills, California 91301  
(Address of Principal Executive Offices)  
(Zip Code)

(805) 413-5300  
(Registrant's telephone number, including area code)

Check the appropriate box below if the Form 8-K is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communication pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencements communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

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If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

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The information in Item 2.02 of this Form 8-K, including Exhibits 99.1, 99.2 and 99.3, shall not be deemed “filed” for purposes of Section 18 of the Securities Exchange Act of 1934 (the “Exchange Act”) or otherwise subject to the liabilities of that section, nor shall it be deemed incorporated by reference in any filing under the Securities Act of 1933 or the Exchange Act, except as expressly set forth by specific reference in such filing.

Item 2.02 Results of Operations and Financial Condition and Exhibits

On February 21, 2019, American Homes 4 Rent (the “Company”) issued a press release announcing its financial results for the quarter and year ended December 31, 2018, together with a Fourth Quarter 2018 Earnings Release and Supplemental Information Package. Also, on February 21, 2019, the Company issued a press release announcing that its Board of Trustees had declared the quarterly distributions on its common shares and participating and perpetual preferred shares. A copy of the press releases and the Fourth Quarter 2018 Earnings Release and Supplemental Information Package are furnished as Exhibit 99.1, 99.2 and 99.3, respectively, to this Current Report on Form 8-K and are incorporated herein by reference.

Item 9.01 Financial Statements and Exhibits

(d) Exhibits

Exhibit 99.1—Press Release dated February 21, 2019 concerning financial results, including financial tables

Exhibit 99.2—Press Release dated February 21, 2019 concerning the declaration of quarterly distributions

Exhibit 99.3—Fourth Quarter 2018 Earnings Release and Supplemental Information Package

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SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Date: February 21, 2019  
AMERICAN HOMES  
4 RENT

By: /s/ Stephanie Heim  
Stephanie Heim  
Executive Vice  
President - Counsel

AMERICAN HOMES  
4 RENT, L.P.

American Homes 4  
By: Rent, its general  
partner

By: /s/ Stephanie Heim  
Stephanie Heim  
Executive Vice  
President - Counsel