

## CLIENT MONEY PROTECTION (CMP) NOTICE

Last updated: 4/12/2025

## CLIENT MONEY PROTECTION (CMP) NOTICE

Both Neil King Residential Limited and NK Residential Lettings Limited (trading as Neil King) handle client money in the course of their lettings and property management activities.

### 1. WE HANDLE CLIENT MONEY

We receive and process client money including:

- Tenant deposits
- Initial payments made at the start of a tenancy
- Funds temporarily held before being transferred to the DPS
- Other client-related payments

### 2. OUR CLIENT MONEY PROTECTION (CMP) SCHEME

We are members of:

UKALA – UK Association of Letting Agents

CMP Provider: UKALA Client Money Protection

This provides full protection for tenant and landlord money in accordance with UK law.

### 3. HOW WE HANDLE DEPOSITS

All tenancy deposits are protected through the Deposit Protection Service (DPS):

DPS Membership Number: 1524005

Scheme Type: Custodial

We receive deposits and transfer them directly to the DPS, who then hold the funds throughout the tenancy.

#### 4. HOW CLIENT MONEY IS PROTECTED

Client money is safeguarded through:

- Separate client money accounts
- UKALA CMP cover
- Regular audited account reconciliation
- Strict processing and compliance procedures
- Adherence to UKALA Rules

#### 5. TRANSPARENCY & COMPLIANCE

We comply with:

- Client Money Protection Schemes Regulations 2019
- Consumer Rights Act 2015
- Estate Agents Act 1979
- Tenant Fees Act 2019
- UKALA CMP Scheme Rules

#### 6. CONTACT INFORMATION

For questions regarding client money handling or CMP:

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