



This is to certify that

**Michael Richards Property Management Limited**

RICS Firm Number **865777**

**Is a member of the RICS Client Money  
Protection Scheme**

For valid claims, the customers of scheme members will have access to Client Money Protection with the following claims limitations:

- an annual aggregate limit of up to £10,300,000, in addition to;
- an annual aggregate limit of £10,000,000 specifically ringfenced for the activities of a “letting agent” or a “property manager” as defined in the Housing and Planning Act, 2016; and,
- a claims limit of £50,000 per valid claim.

Exclusions and limitations to the scheme can be found on [www.rics.org/clientmoneyprotectionscheme](http://www.rics.org/clientmoneyprotectionscheme).

Valid From : 01 March 2022

Valid Until : 01 March 2026

SENIOR EXECUTIVE OFFICER,  
STANDARDS AND REGULATION