



# CPM® Checklist

This simple checklist outlines the path to earning your CPM. Make sure you review all four steps below to get a full understanding of your journey, and the cost and time commitments involved. Once enrolled, visit [irem.org/myIREM](http://irem.org/myIREM) to view your customized CPM Progress Report and track your progress.



## Step 1: Enroll — Time: 10 minutes, Cost: \$425<sup>1</sup>

### Review all steps and enroll

- 1. Enroll online for the CPM at [irem.org/cpmenroll](http://irem.org/cpmenroll)
- 2. Pay the one-time non-refundable enrollment fee of \$425



## Step 2: Learn — Time: 12-18 months, Cost: \$4,392<sup>2</sup>

### Take 8 CPM certification courses

- 1. Ethics for the Real Estate Manager ([ETH800](#))
- 2. Budgeting, Cash Flow, and Reporting for Investment Real Estate ([FIN402](#))
- 3. Marketing and Leasing Strategies for Investment Properties ([MKL410](#))
- 4. Leading a Winning Property Management Team ([HRS402](#))
- 5. Managing Maintenance Operations and Property Risk ([MNT402](#))
- 6. Financing and Loan Analysis for Investment Real Estate ([ASM603](#))
- 7. Performance and Valuation of Investment Real Estate ([ASM604](#))
- 8. Asset Analysis of Investment Real Estate ([ASM605](#))

### Waive CPM Courses with the [CPM Fast Track](#)<sup>3</sup>

CPM candidates who meet any one of the conditions below can waive all courses except ETH800:

- Hold a CCIM, CFM, CSM, PCAM, RPA, CRRP, or SIOR designation
- Have a bachelors or graduate degree with major, minor or concentration in real estate or property management
- Have 20 years of qualifying real estate management experience as verified via CPM Experience Form



## Step 3: Test — Time: 3 days - 1 month, Cost: \$1,724

### Pass the [CPM Capstone two-part final assessment](#)

- 1. Management Plan Skills Assessment (MPSA)
- 2. CPM Certification Exam (CPMEXM), an open-book exam covering all coursework and acquired skills

### Interested in other options?

As an alternative to the MPSA, you can submit a Management Plan ([MPLIND](#)).



## Step 4: Graduate — Time: 1-2 months, Cost: \$785+

### Complete your CPM candidate file

Once you are eligible for graduation, IREM HQ will contact you to provide you with the graduation and experience forms. Submission of these is your very last step in earning your CPM.

- Have 36 months of qualifying real estate management experience by the time of graduation, recorded on your [CPM Experience Form](#)
- Have been a CPM candidate for one year (this requirement is waived for those who are ACoMs or ARMs for 12+months)
- Pay annual CPM candidate dues of \$515 plus IREM chapter dues (Varies by chapter)
- Pay one-time graduate process fee of \$270
- Become an Institute Affiliate of NAR (if not currently a member of the National Association of REALTORS®), current year's dues included in graduate fee above
- Attend at least 2 chapter events in the 12 months before graduation

1) Covers the remainder of the calendar year.

2) Varies by course. CPM candidates receive discounted pricing.

3) Requires submission of form and Fast Track Approval fee. Ethics for the Real Estate Manager (ETH800) is not waived.