



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 and click on "Certification Progress" to check your certification status.



Step 1: Enroll — Time: 10 minutes, Cost: \$425¹

Review all steps and enroll

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



Step 2: Learn — Time: 12-18 months, Cost: \$4,313²

Successfully complete 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](#)³

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: \$1,774

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 profile

Once you are eligible for graduation, IREM HQ will contact you to provide you with the graduation and experience forms.

- Have 36 months of qualifying real estate management experience by the time of graduation, recorded on your CPM Experience Form
- Be a CPM candidate at the time of graduation and have been a CPM candidate for at least one year (this requirement is deemed as having been met for those who are ACoMs or ARMs for at least 12 months prior to graduation)
- Pay annual CPM candidate dues of \$530 plus IREM chapter dues (varies by chapter)⁴
- Pay one-time graduate process fee of \$270⁴
- 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) No additional charges for the current calendar year.
- 2) Varies by course. Cost reflective of CPM candidate discounted pricing.
- 3) Requires submission of form and Fast Track Approval fee. Ethics for the Real Estate Manager (ETH800) is not waived.
- 4) Dues and fees are not refundable.