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We understand our candidates have no time to waste, everyone wants an efficient learning. So we take this factor into consideration, develop the most efficient way for you to prepare for the CFM exam, that is the real questions and answers practice mode, firstly, it simulates the real CFM test environment perfectly, which offers greatly help to our customers. Secondly, it includes printable PDF Format of CFM Exam Questions, also the instant access to download make sure you can study anywhere and anytime. All in all, high efficiency of CFM exam material is the reason for your selection.

## IFMA CFM Exam Syllabus Topics:

Topic	Details
Topic 1	<ul style="list-style-type: none"> <li>• <b>Performance and Quality:</b> This section evaluates the skills of the target audience in quality management and performance management. It emphasizes the importance of maintaining high standards in facility operations to ensure efficiency and effectiveness.</li> </ul>
Topic 2	<ul style="list-style-type: none"> <li>• <b>Project Management:</b> This section focuses on the planning and design phases of projects. It includes execution and delivery processes along with evaluation techniques to ensure successful project outcomes within facility management contexts.</li> </ul>
Topic 3	<ul style="list-style-type: none"> <li>• <b>Finance and Business:</b> This section measures the skills of Financial Managers in operational and capital budgeting processes. It includes evidence-based decision-making processes, procurement strategies, contracting practices, financial analysis, and reporting to ensure sound financial management within facilities.</li> </ul>
Topic 4	<ul style="list-style-type: none"> <li>• <b>Real Estate:</b> This domain assesses the skills of the target audience in developing real estate strategies. It covers real estate assessment, acquisition, disposal processes, asset management, space management, major projects, and new construction to optimize facility use.</li> </ul>

Topic 5	<ul style="list-style-type: none"> <li>• <b>Occupancy and Human Factors:</b> This section measures the skills of Facility Managers and covers the workplace environment, occupant services, and occupant health, safety, and security. Understanding these factors is essential for creating a conducive and safe work environment for all occupants. <b>Operations and Maintenance:</b> This domain assesses the capabilities of Operations Managers in managing buildings, systems, infrastructure, and grounds. It includes overseeing furniture, fixtures, and equipment, ensuring physical safety and security, and implementing effective operations and maintenance processes. Knowledge of work management support systems and handling renewals and renovations is also critical.</li> </ul>
Topic 6	<ul style="list-style-type: none"> <li>• <b>Communication:</b> This domain assesses the abilities of Risk Managers in planning, delivering, and evaluating communication strategies within facility management. Effective communication is vital for ensuring that all stakeholders are informed and engaged.</li> </ul>
Topic 7	<ul style="list-style-type: none"> <li>• <b>Facility Information Management and Technology Management:</b> This domain focuses on the skills of Information Technology Managers in data collection and information management. It includes information protection and cybersecurity, technology needs assessment and implementation, and maintenance and upgrades of technology systems to ensure efficient operations.</li> </ul>

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## CFM Latest Training & Test CFM Duration

Scenarios of our Certified Facility Manager (CFM) practice tests are similar to the actual CFM exam. You feel like sitting in the real CFM exam while taking these Certified Facility Manager (CFM) practice exams. Practicing under these conditions helps you cope with IFMA CFM Exam anxiety. Moreover, regular attempts of the CFM practice test are also beneficial to enhance your speed of completing the final Certified Facility Manager (CFM) test within the given time.

## IFMA Certified Facility Manager Sample Questions (Q85-Q90):

### NEW QUESTION # 85

What is a facilities register?

- **A. A comprehensive list of the organization's facility assets, including buildings, grounds, and infrastructure.**
- B. A master list of emergency contacts for use in business continuity/emergency purposes.
- C. An integrated work management system utilized in a facility to track preventative and on-demand work orders.
- D. A list of accounts representing the contracted services for a facility.

**Answer: A**

Explanation:

A facilities register is a comprehensive inventory of facility assets such as buildings, infrastructure, and grounds.

\* Option B is correct because it tracks and maintains records of physical facility assets.

\* Option A relates to financial records, not facility inventory.

\* Option C describes a CMMS or IWMS, not a register.

\* Option D pertains to emergency response lists, not asset management.

A facilities register supports maintenance planning, asset tracking, and financial forecasting.

### NEW QUESTION # 86

After reviewing the lighting of some office areas, a facility manager decides to re-lamp the area. What business and environmental stewardship reasons should the decision primarily be based on?

- **A. Re-lamping can reduce energy consumption, reduce costs, and improve occupant health.**
- B. Re-lamping can improve the look and the feel of the facility.
- C. Re-lamping can save energy costs and reduce the cost of lamp maintenance.

**Answer: A**

Explanation:

The primary business and environmental stewardship reasons for re-lamping focus on reducing energy consumption, lowering costs, and improving occupant health (Option B).

Why Option B is Correct?

- \* Energy Efficiency: Upgrading to energy-efficient lighting (such as LEDs) significantly reduces power consumption and aligns with sustainability goals.
- \* Cost Savings: Reducing energy use lowers utility costs, and longer-lasting bulbs reduce maintenance expenses.
- \* Occupant Health & Well-being: Proper lighting reduces eye strain, enhances productivity, and positively impacts mental health by improving circadian rhythms.
- \* IFMA's Environmental Stewardship & Sustainability competency emphasizes that Facility Managers must prioritize energy-efficient solutions that benefit both business operations and environmental goals.

Why Other Options Are Incorrect?

- \* Option A (Save energy costs and reduce maintenance costs): While energy and maintenance savings are important, this option does not mention occupant health benefits, which are a major sustainability consideration.
- \* Option C (Improve look and feel): Aesthetic improvements are secondary. FM decisions must be driven by efficiency, sustainability, and occupant well-being.

### NEW QUESTION # 87

Which type of lease requires the tenant to pay all expenses of the property being leased (taxes, insurance, maintenance) in addition to rent?

- A. Full-service lease
- B. Gross lease
- C. Triple net lease

**Answer: C**

Explanation:

A triple net lease (NNN lease) (Option A) requires the tenant to cover all property expenses in addition to base rent.

Why Option A is Correct?

- \* NNN leases shift the responsibility of property costs (taxes, insurance, and maintenance) from the landlord to the tenant.
- \* These leases are common in commercial real estate because they reduce risk for property owners while providing stable rental income.
- \* IFMA's Real Estate & Property Management Core Competency highlights the importance of understanding lease structures for effective property management.

Why Other Options Are Incorrect?

- \* Option B (Gross lease): The landlord pays for all expenses, and the tenant only pays a fixed rent.
- \* Option C (Full-service lease): Similar to a gross lease, all costs are included in the rent.

### NEW QUESTION # 88

As a result of a market assessment, your company has decided that the best and highest use for a currently vacant building in an industrial park would be as a manufacturing facility. In order for a facility to be considered as a best and highest use, it must pass a series of four tests. What is one of the four tests?

- A. Must be strategically located.
- B. Must be physically possible.
- C. Must be part of the strategic plan.
- D. Must be part of the real estate master plan.

**Answer: B**

Explanation:

The Best and Highest Use principle in real estate valuation requires passing four tests:

- \* Physically Possible- The land or building must accommodate the intended use.
- \* Legally Permissible- Must comply with zoning, environmental laws, and regulations.
- \* Financially Feasible- Must generate enough income or benefits to justify the investment.
- \* Maximally Productive- Must provide the highest return compared to other uses.

While strategic planning (A, C) and location (D) are important considerations, they do not meet all four criteria required for determining best and highest use.



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