

A photograph of a room with several cardboard moving boxes stacked in the center. In the foreground on the right, a door handle is visible with a keychain that includes a wooden house-shaped charm. The background shows a bed and a window with greenery outside. The overall scene suggests a home being prepared for occupancy.

Hello There!

LET'S BUY A HOME

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Our Mission.

For the Corcoran® brand, **LIVE WHO YOU ARE®** is more than a tagline. It's a call to action, a belief that's at the heart of everything we do. Meeting your real estate needs – and helping you to realize your dreams of home – are our top priorities. We invest our passion, pride, and expertise to find the perfect home for you. That's our promise.

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The logo consists of the word "corcoran" in a lowercase, italicized serif font. Below the text is a horizontal line with a color gradient from blue on the left to red on the right.

Guiding You Every Step of the Way

Purchasing a new home can be a life-changing moment – financially and emotionally. In a fiercely competitive real estate market, teaming up with a licensed, experienced real estate agent is key. I will help you find a home that meets your needs, and work to secure the very best deal for you.

STEP 1 RETAIN YOUR AGENT

- Discuss terms of representation and sign buyer representation agreement
- Discuss budget
- Research area neighborhoods
- Set wants and needs



STEP 2 GET PRE-APPROVED

- Meet with a lender
- Prepare your credit
- Set a Budget



STEP 3 FIND YOUR HOME

- Tour homes
- Adjust criteria if necessary
- Engage an attorney
- Set criteria based on seller negotiation



STEP 4 MAKE AN OFFER

- Research comps in area
- Work with your agent to set the best offer
- Negotiate terms of purchase and compensation



STEP 5 OFFER SIGNED

- Negotiations are finished
- Both parties have signed contract

STEP 6 INSPECTIONS

- Professional inspects the property
- Discover issues that may need to be worked in to purchase agreement
- Negotiate repairs



STEP 7 APPRAISAL

- Professionals are brought to property to perform an appraised value based on recent comps



STEP 8 TITLE COMMITMENT

- The title company will send you a title insurance policy for the property after closing



STEP 9 DOCUMENTS TO LENDER

- Make sure all requested docs are sent to your lender prior to closing



STEP 10 CLOSING

- Final walk-through
- Sign closing documents
- Receive your keys



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* This timeline is for illustration purposes only. Closing time frame can vary depending on deal terms such as financing and property type.

**The services listed throughout this brochure apply to a full-service exclusive buyer representation agreement. Not all services may be available in the event an agreement other than a full-service exclusive buyer representation agreement is entered.

Understanding Your Needs

Questions to Consider

As you narrow down your search, consider these questions:

1. Why are you purchasing a home? (Your first home, investment, inheritance?)
2. What is your timeframe for moving?
3. How long has your search taken so far?
4. Have you worked with another agent before?
5. What do you like most about your present home?
6. What do you like the least about your present home?
7. How close does the property need to be to your workplace or regularly visited locations?
8. Are there any hobbies or special interests we should consider?
9. What neighborhoods do you like?
10. What style of property are you interested in?
11. What condition would you prefer it to be in? Are you willing to renovate?
12. What features are you looking for?



Meet Your Advisors

ABOUT APEX TEAM

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At Apex Team™, we're not just selling homes, we're building futures!

Grounded in integrity. Backed by local expertise.

Focused on your goals — and your next chapter.

From cutting-edge marketing, sharp strategy, and clear, honest communication, we create real estate experiences that move with purpose; changing the game and redefining what it means to purchase or sell your home.

This isn't just business. It's your life. Your move. Your journey!

Where your goals become reality — and trust truly meets home.

Join our family. Live above. Be at the Apex!

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Cynthia Mondeaux

Sales Associate

Cynthia's love for real estate comes from experience — as a Military Wife, she's moved a few times, renovated her own homes, including restoring a historic property in West Palm Beach.

As the team leader of Apex Team, Cynthia understands that real estate isn't just a transaction, it's personal. She brings a sharp eye for design, a strategic marketing mindset, and a team of tech-savvy approach to every listing — making sure your home gets the attention it deserves.

Certified as a Military Relocation Professional, Cynthia works across the board — from first-time buyers, investors, to luxury clients. She's a sharp negotiator, a strong advocate, and always goes the extra mile.

Her professionalism is clear — but it's her authenticity and warmth that truly stand out.



Languages Spoken English, Portuguese, Spanish

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Committed to Serving Those Who Serve

Active Military, Veterans and Their Families

At Apex Team™, we proudly serve our Military and Veteran communities. After all, we are one of you.

As a military family with 27 years of Army service, we understand your unique needs.

Our goal is to make your home buying or selling experience smooth and stress-free.

We have a vast knowledge of and understanding on VA loan process and hold the following certifications:

1. HomeTown Heroes Program
2. Military Relocation Professional
3. Military on the Move

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Guiding and Supporting You

UNDERSTANDING YOUR NEEDS and PROPERTY SELECTION

Working together with you, we will assist in identifying properties that align with your criteria and fit your needs and desires.

MARKET KNOWLEDGE

We will provide you with education on current market pricing and conditions, ensuring you have the information needed to make informed decisions.

FINANCIAL PREPAREDNESS

We will help you prepare financially, guiding you through the process of determining what you can afford and assisting you in establishing potential timing for making an offer.

INFORMATION RESOURCES

Comprehensive and reliable sources for additional information or various aspects, neighborhoods and other relevant factors that will help you make informed decisions.

PROFESSIONAL TEAM BUILDER

We will gladly refer you to reputable professionals in the area including lenders, inspectors, real estate attorneys, insurance agents, and more. My recommendations are intended to create a strong team to ensure a smooth successful transaction.

Guiding and Supporting

MARKET DATA ANALYSIS

We will compile and analyze data to assist you in determining an appropriate market value for properties of interest.

OFFER FORMULATION AND EVALUATION

We will help you formulate an offer and carefully evaluate information to determine the appropriate contingencies, timelines, pricing, and terms to include in your offer.

DUE DILIGENCE ASSISTANCE

We will guide you through all necessary steps for due diligence and connect you with qualified professionals to help you make well-informed decisions and obtain quotes. A curated list of dependable vendors is readily available, covering various services.

LENDER COLLABORATION

I will collaborate closely with your lender to make sure timelines are met and that your earnest money is protected throughout the transaction.

PRE-CLOSING PREPARATIONS

As your advisor, we will schedule your walk-throughs and re-inspections before the closing to confirm the property is in the appropriate condition for a successful closing.

CLOSING COORDINATION and POST CLOSING SUPPORT

We will work with the closing team to ensure that everything is in order and you are fully prepared when you arrive for the closing.

Testimonials

They helped me find my dream home while selling my place. After one weekend I had multiple offers to choose from. I've bought and sold many homes before and I was very impressed with all the steps they took to sell my home. In addition, I appreciate how they are giving back to my fellow Military Veterans and their families! I would not hire anyone else if I have to sell or buy a home again.

Thomas

Very responsive, energetic and very easy to work with. Everything got done quickly, no surprises and everyone was happy. We definitely recommend working with them.

Jeanne and Bob

If I had to do this again, I would definitely hire Cynthia again. Her marketing of my property felt like I was selling a million dollars home. She didn't just put a lock box at the door. She was there for photography, video, showings, inspection, appraisal, or anything needed with my condo. She is very attentive to detail, and truly is someone who takes pride at what she does. I am very thankful to have chosen her to sale my condo and she has for sure become my agent for life.

Grace

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Testimonials

Cynthia Mondeaux provide excellent service from start to finish! She showed up to our first meeting with all the comps and permit search already done. She was there for the pictures and then was there for showings. I loved that personal touch! It lead to multiple offers and I ultimately sold for my asking price! I even heard one agent at a showing remark that is was good to get someone who responded so quickly to her showing request. Professional, personable, competent and thorough, you absolutely cannot go wrong with Cynthia

Tom

When we started the home search in South Florida we were all over the map on both location and style of house we were looking for. After working with Cynthia over a couple of weeks we were able to decide on both a desired location and type of house. Once we found a home we liked Cynthia was able to negotiate a lower price on our home which was pretty impressive as this was a seller's market when many homes were selling at prices higher than the listed price. She helped us every step of the way and kept the home buying process moving along until we closed...

Patrick

Cynthia Mondeaux is such an amazing realtor. We worked with her on the purchase of an investment property we plan on renting out. This was our first investment purchase and she was able to answer all our questions and help us through the process. There were some minor set backs in our closing but Cynthia went above and beyond to help us make everything fall into place! She is very professional and was always on time and available to answer questions

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Apex Team™ | Corcoran

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