

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

**IN RE:**

_____	:	<b>Case No.</b> _____ <b>JAD</b>
_____	:	
<b>Debtor(s)</b>	:	<b>Chapter</b> _____
_____	:	
_____	:	
<b>Movant(s),</b>	:	
<b>v.</b>	:	<b>Related to Doc. No.</b> _____
_____	:	
_____	:	
<b>Respondent(s).</b>	:	

**ORDER APPROVING RETENTION OF REALTOR/BROKER**

**AND NOW**, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, upon consideration of the **APPLICATION TO EMPLOY REALTOR \_\_\_\_\_ (insert specific pleading title)**, it is **ORDERED, ADJUDGED** and **DECREED** as follows:

1. The above referenced Application is hereby approved as of the date the Application was filed.
2. **(name & address of realtor)** is hereby appointed as **Realtor** for the Debtor in this bankruptcy proceeding pursuant to the terms described in the Listing Agreement attached to the Application for the purpose of acting as the Debtor’s agent in connection with the sale of real estate located at **(insert property address)**. A realtor commission in the amount of \_\_\_\_ % on the sale price is tentatively approved, subject to final court order.
3. Professional persons or entities performing services in the above case are advised that approval of fees for professional services will be based on other factors as well including results accomplished, the time and labor reasonably required by the applicant to perform the task(s) involved, the customary fee for similar services, the time limitations imposed by the retention or the circumstances encountered while performing the services, the relationship of the services, if any, to the ultimate bid amount for the subject property, and the extent and nature of awards in similar cases.
4. Approval of any application for appointment of a professional in which certain fees are requested is not an agreement by the Court to allow such fees in the requested amount. Final compensation, as awarded by the Court after notice and hearing, may be more or less than the requested amount based on application of the above criteria
5. **Applicant shall serve the within Order on all interested parties and file a certificate of service.**

\_\_\_\_\_  
**JEFFERY A. DELLER**  
United States Bankruptcy Judge

cc: **Trustee  
Debtor  
Counsel  
Realtor/Broker  
Office of the U.S. Trustee**