**UNITED STATES BANKRUPTCY COURT**

**FOR THE DISTRICT OF MONTANA**

|  |  |
| --- | --- |
| In re**,** Debtor(s). | Case No. **-BPH**  |

**ORDER**

 In this Chapter \_\_ bankruptcy, [Debtor(s)] [the Trustee] filed an Application on [Date] at ECF No. \_\_. The Application requests authority to employ [Name of realtor and, if applicable, employer/firm](collectively “Professional”) as realtor for the estate in order to sell Debtor’(s)’ real property located at [Street Address]. Upon review of the Application and the Affidavit of Professional, the Court is satisfied that Professional is qualified to perform the tasks associated with employment. In addition, the Court is satisfied that Professional represents no interest substantially adverse to Debtor(s) or the estate and that employment is necessary and in the best interest of the estate pursuant to 11 U.S.C. § 327. Accordingly,

IT IS ORDERED the Application is approved pursuant to 11 U.S.C. § 327. [Debtor(s)] [The Trustee] is authorized to employ Professional under the terms specified in the Application and attachments. All fees paid to Professional are subject to the approval of this Court upon the filing of a proper application for reasonable professional fees and reimbursement for actual, necessary expenses in accordance with Mont. LBR 2016-1. The reasonableness of any fee request will be determined pursuant to the standards specified in 11 U.S.C. § 330.

IT IS FURTHER ORDERED and NOTICE IS HEREBY GIVEN that Professional’s employment is approved for a term of \_\_\_\_\_\_\_\_\_\_\_\_\_ and will not be extended without approval of this Court.

**INCLUDE THE FOLLOWING AS NECESSARY:**

[IF DEBTOR APPLICATION ONLY IN CASES OTHER THAN CH. 11] IT IS FURTHER ORDERED that Debtor(s) and Professional shall advise the Chapter \_\_ Trustee of all written offers received by prospective purchasers.

[IF CONFIRMED PLAN PROVIDES THAT PROPERTY REMAINS PROPERTY OF ESTATE UNTIL CLOSING OF THE CASE] IT IS FURTHER ORDERED that [Debtor(s)] [the Trustee] and Professional shall immediately submit any accepted buy-sell agreements to the Court for approval.

[IF NO LISTING AGREEMENT ONLY] IT IS FURTHER ORDERED that, pursuant to Mont. LBR 2014-1, [Debtor(s)] [the Trustee] shall file a fully executed listing agreement with the Court within seven (7) days of the date of this Order.

 Dated January 13, 2023.