

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF DELAWARE**

IN RE:	)	Chapter 11
	)	
OAKWOOD HOMES CORPORATION,	)	Case No. 02-13396 (PJW)
<u>et al.</u> ,	)	
	)	
Debtors.	)	Jointly Administered
_____	)	

**ORDER PURSUANT TO 11 U.S.C. §327(a) AUTHORIZING THE  
RETENTION AND EMPLOYMENT OF NAI MAXWELL  
AS REAL ESTATE CONSULTANTS FOR THE DEBTORS  
NUNC PRO TUNC TO JANUARY 2, 2003 (RE: D.I. 497)**

Upon consideration of the Application of Oakwood Homes Corporation, et al., the debtors and debtors in possession in the above-captioned cases (the "Debtors") pursuant to section 327(a) of title 11 of the United States Code (the "Bankruptcy Code") to retain NAI Maxwell ("NAI") as real estate consultants for the Debtors nunc pro tunc to January 2, 2003 (the "Application"); and upon consideration of the Declaration of Robert V. Perkins In Support Of Debtors' Application To Retain And Employ NAI Maxwell As Real Estate Consultants, Nunc Pro Tunc To January 2, 2003; and the Court being satisfied that NAI does not represent an interest adverse to the Debtors in the matters with respect to which it is to be employed; and notice of the Application being sufficient and proper under the circumstances; and sufficient cause appearing therefor; it is hereby ORDERED that:

1. The Application is GRANTED.
2. Pursuant to sections 327(a) of the Bankruptcy Code, the Debtors are authorized to employ and to retain NAI, as of January 2, 2003, to serve as their real estate consultants.
3. NAI is hereby granted a waiver of the requirement that NAI (a) maintain a record of its time in increments of one-tenth of an hour; (b) divide activity descriptions of its work into general project categories; and (c) assign a separate description and time allotment to each activity description.

4. The Debtors are allowed to compensate NAI monthly for its fees and expenses without the need for NAI to file interim fee applications. However, NAI shall be required to file a final fee application setting forth the total funds received from the Debtors for both its fees earned and expenses reimbursed in its role as real estate consultant to the Debtors. To the extent possible, these expenses shall be itemized by each property sold. All fees and expenses paid to NAI prior to approval of a final fee application shall remain subject to disgorgement by order of this Court.

Dated: Wilmington, Delaware  
February 27, 2003



The Honorable Peter J. Walsh  
Chief United States Bankruptcy Judge