

## Summary of Rob Hahn's Blog Posts: Insights and Opinions on Sitzer v. NAR Lawsuit

### 1. Grounds for Appeal in Sitzer - Missouri State Law:

- 1.1. Opinion on Appeal Prospects: Rob expresses skepticism about NAR's chances on appeal, particularly regarding Missouri State Law's relevance to the antitrust case.
- 1.2. Legal Analysis: He believes that Missouri law allowing cooperative compensation is largely irrelevant to the horizontal price fixing claim made by the plaintiffs.

### 2. Why Buyer Agreements Are Not the Solution:

- 2.1. Critique of Buyer Agreements: Rob questions the effectiveness of buyer agency agreements, highlighting challenges in enforcing these contracts, especially post-Sitzer.
- 2.2. Concern for Vulnerable Groups: He raises concerns about the impact on first-time homebuyers and minorities, suggesting these groups might be disproportionately affected by stringent enforcement of buyer agreements.

### 3. Thoughts and Observations: Bored at the Airport Edition:

- 3.1. Expectation of Copycat Lawsuits: Rob predicts an increase in similar lawsuits targeting local MLSs and smaller brokerages, emphasizing the financial and legal vulnerability of these entities.
- 3.2. NAR's Future: He speculates on NAR's financial struggles and potential reactions, indicating a pessimistic outlook for NAR's ability to navigate the post-verdict landscape.

### 4. Relevant is Very Relevant for Real Estate:

- 4.1. Implications of Relevant Sports Case: Rob highlights the importance of this case, noting that association membership might suffice to implicate individuals in antitrust conspiracies, which could significantly impact real estate professionals.
- 4.2. Differing Legal Interpretations: He underscores the inconsistency in legal standards across different circuits, stressing the need for a unified legal approach.

### 6. Musings on the Appeals Bond Hearing:

- 6.1. Financial Strain on NAR: Rob delves into the financial challenges NAR faces in covering the supersedeas bond, highlighting the potential for bankruptcy and financial distress.
- 6.2. Predictions on Bond Reduction: He anticipates that the judge may reduce the bond amount but still set it high enough to significantly pressure NAR and co-defendants.

### 7. Why Assume the Injunction?:

- 7.1. Questioning Industry Assumptions: Rob challenges the prevailing industry assumption that post-verdict compensation schemes will resemble those of Northwest MLS or Nosalek.
- 7.2. Possibility of Stronger Injunctions: He suggests that stronger injunctions might emerge, fundamentally changing traditional compensation methods in real estate.