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PrePubAlchkCase1.23-cv-06715File...



The developing draft article on **Case No. 1:23-cv-06715** (In re Manufactured Home Lot Rents Antitrust Litigation, N.D. Ill., Judge Franklin U. Valderrama) is factually accurate in its key points, with the Second Amended Consolidated Class Action Complaint (filed January 26, 2026) reflecting updates post the court's December 4, 2025 dismissal without prejudice of the prior complaint. The draft correctly notes the **Murex Properties settlement** (announced January 26, 2026, subject to court approval), including a

cooperation provision for information/documents that inform the amended allegations, as per plaintiffs' notice (ECF 220) and MLex reporting.¹²

Comparison: Prior Dismissed Complaint vs. Second Amended Complaint

- **Prior Ruling (December 4, 2025):** Judge Valderrama dismissed the original/prior consolidated complaint without prejudice, finding plaintiffs failed to plausibly allege a Sherman Act price-fixing conspiracy. Key deficiencies included insufficient evidence of an explicit agreement or "invitation to collude" (beyond parallel conduct, data sharing via Datacomp's JLT Market Reports, or trade association membership). The court required more than parallel pricing or industry group ties (e.g., no allegations linking price changes to specific meetings or direct competitor-to-competitor communications). Defendants (including Murex, ELS, Sun Communities, etc., plus Datacomp) successfully argued the claims lacked concrete facts for conspiracy inference.³⁴⁵
- **Second Amended Complaint (January 26, 2026):** This revision addresses core issues by bolstering allegations of direct competitor-to-competitor communications (beyond Datacomp data sharing) and high rents/deteriorating conditions post-acquisitions. The Murex settlement provides cooperation (information/documents) that "inform the allegations," suggesting new evidentiary support from discovery/settlement. The broad "Unnamed Co-Conspirators" language (¶46) retains potential scope for unnamed entities (e.g., trade associations or others in the orbit), with defendants jointly/severally liable for their acts/statements in furtherance of the alleged conspiracy.

Influence of the Court's 'Roadmap'

Yes, the revised pleadings appear influenced by Judge Valderrama's "roadmap" in the December 2025 opinion. The court explicitly outlined deficiencies (e.g., lack of plausible invitation/agreement, need for more than parallel conduct or trade association ties) and allowed amendment by January 5, 2026 (later extended contextually). The second amended version strengthens conspiracy claims with direct communications and settlement-informed details, aligning with the roadmap's call for concrete evidence of coordination rather than mere data exchange or membership. The draft's observation of "distinctions" from prior reports is accurate—amendments remedy weaknesses without contradicting the court's standards.³⁴

Items Raised by MHProNews/MHLivingNews (e.g., MHI Members and Others Not Named)

Yes, these have been repeatedly raised and reflected in amendments. Prior MHProNews/MHLivingNews coverage highlighted MHI member involvement (e.g., several defendants like ELS, Sun Communities, RHP are/were MHI members; Datacomp ties; potential broader industry implications via trade association meetings/data sharing). The second amended complaint's "Unnamed Co-Conspirators" provision (broadly encompassing unnamed persons/firms participating in the alleged conspiracy) could encompass such entities/orbits, including MHI-related actors, as the draft notes. This echoes MHProNews observations on possible MHI orbit coverage and distinctions in pleadings (factual, not a "hit" on plaintiffs). No direct naming of MHI occurs, but the scope aligns with critiques of consolidation, data practices, and post-production sector issues.⁶⁷

Overall FEA Summary

Facts: Murex settlement confirmed (cooperation provision); amended complaint filed January 26, 2026, post-dismissal; broad unnamed co-conspirators language retained/emphasized.¹² **Evidence:** Court's 2025 opinion provided explicit roadmap (e.g., need for invitation/agreement proof); amendments target those gaps (direct communications, settlement-informed allegations).³ **Analysis:** Draft is factually sound and balanced (notes distinctions, potential MHI orbit implications without overclaiming). The revisions show plaintiffs following the roadmap, potentially strengthening the case against remaining defendants while settling with Murex for evidentiary gains. No factual inaccuracies in the provided draft pages.

Thoughts

Searched web

Case 1:23-cv-06715 manufactured housing antitrust Murex settlement OR second amended complaint

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[In re Manufactured Home Lot Rents Antitrust Litigation, No. 1 ...](#)

[The Court denies without prejudice Murex's motion to dismiss 151 as moot. Plaintiffs may file an amended consolidated complaint on or before 1/5/2026.](#)

law.justia.com

[Manufactured Housing Renters Settle Antitrust Claims - Law360](#)

[A proposed class of renters has settled its price-fixing claims in Illinois federal court against a manufactured housing company that the ...](#)

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[In re Manufactured Home Lot Rents Antitrust Litigation, 1:23-cv-06715](#)

[Citation: In re Manufactured Home Lot Rents Antitrust Litigation, 1:23-cv-06715, \(N.D. Ill.\)](#)

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['Manufactured Home Lot Rents Antitrust Litigation' Case No. 23-cv ...](#)

['Manufactured Home Lot Rents Antitrust Litigation' Case No. 23-cv-06715, Judge Franklin U. Valderrama Order and Opinion, What Others Missed ...](#)

[manufacturedhomepronews.com](#)

[Judge Valderrama's 'roadmap' for successful antitrust litigation in affordable housing crisis](#)

["The Court accepts as true all of the well-pleaded facts in the Complaint and draws all reasonable inferences in favor of Plaintiffs." So said U.S. District Judge Franklin Valderrama on 12.4.2025. According to Reuters: "A group of companies that lease land for mobile homes has convinced a federal judge in Chicago to dismiss a proposed nationwide class action accusing them of conspiring to inflate lot rents." That suit in the Northern District of Illinois Eastern Division styled "Manufactured Home Lot Rents Antitrust Litigation," Case No. 23-cv-06715.](#)

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['Manufactured Home Lot Rents Antitrust Litigation' Case No. 23-cv-06715 Judge Franklin U. Valderrama Order and Opinion. What Others Missed. 'Circling Something Real Here.' MHVille FEA](#)

['Manufactured Home Lot Rents Antitrust Litigation' Case No. 23-cv-06715, Judge Franklin U. Valderrama Order and Opinion, What Others Missed in Case No. 23-cv-06715, Artificial intelligence Copilot: 'Circling Something Real Here', AI powered Gemini, AI powered Grok,](#)

[MHVille FEA, MHARR, MHI, Manufactured Housing Institute, Manufactured Housing Association for Regulatory Reform, Washington Update, DOE Energy Rule, ROAD to Housing Act, AQL Scheme, Housing Study, industry news, transparency, self-promotion, advocacy differences, regulatory reform, antitrust litigation, lot rents, Judge Franklin U. Valderrama, Case No.](#)

[manufacturedhomeprnews.com](#)

[Rent collusion suit tossed vs manufactured home community operators | Cook County Record | legalnewsline.com](#)

[The renters also alleged the mere sharing of data violated the federal Sherman Antitrust Act, but Valderrama said they could only do so by also adequately defining the market. He also rejected their unjust enrichment claim, noting it relied on the same alleged facts bolstering the antitrust claims he'd already agreed to dismiss.](#)

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[Rent collusion suit tossed vs manufactured home community operators | www.cities929.com](#)

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[Rent collusion suit tossed vs manufactured home community operators - Illinois - The Black Chronicle](#)

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[blackchronicle.com](#)

[Judge Franklin U. Valderrama](#)

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[CLEAR SPRING PROPERTY AND | No. 21-cv-01162. | 20211004a23 | Leagle.com](#)

[FRANKLIN U. VALDERRAMA, District Judge.](#)

[leagle.com](#)

[Weiss et al v. Wells Fargo Bank, N.A.: MINUTE entry before the Honorable Franklin U. Valderrama: On parties' stipulation of dismissal \[75\] and pursuant to Federal Rule of Civil Procedure 41\(a\)\(1\)\(A\)\(ii\), this case is dismissed with prejudice, each party to bear its own costs and fees. The Court advises the parties that, generally speaking, Seventh Circuit decisions hold that dismissals "with prejudice" leave the Court without jurisdiction to enforce a settlement agreement. See Shapo v. Engle, 463 F.3d 641,](#)

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[Datacomp and its customers exchange via telephone surveys, among other means, competitively sensitive, ordinarily non-public, information that is published in the JLT](#)

[Market Reports. ... Co-Conspirators. Case: 1:23-cv-06715 Document #: 127 Filed: 12/15/23](#)
[Page 47 of 125 PageID #:1722](#)

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[Manufactured Home Lot Rent Class Action Lawsuit: Did You Rent a Mobile Home Lot At Any Time After 8/30/2019? - ClassActionConnect.com](#)

[On August 31, 2023 a class action lawsuit was filed in the United States District Court for the Northern District of Illinois against several owners of manufactured home communities and one of the nation's largest provider of manufactured and mobile home data, styled as Ronald Kazmirzak and Carla Hajek v. Datacomp Appraisal Systems Inc., et al. Case No. 1:23-cv-06715 \(Judge Franklin U.](#)

classactionconnect.com

[N.D. Ill. Dismisses Manufactured Home Antitrust Suit](#)

[On December 4, 2025, the U.S. District Court for the Northern District of Illinois dismissed a proposed price-fixing and information sharing class action against several manufactured housing companies and Datacomp Appraisal Systems, Inc., the nation's largest manufactured and mobile home data vendor. In re Manufactured Home Lot Rents Antitrust Litig., No. 1:23-cv-06715 \(N.D.](#)

lit-antitrust.aoshearman.com

[Manufactured Homes | MH NEWS: Manufactured/Mobile Home Park Owners Accused of Price-Fixing In New U.S. Lawsuit](#)

[Source: Reuters \(9/1/23\) – A group of the country's largest corporate managers of mobile home communities and a market data provider were sued in U.S. court on Thursday for allegedly conspiring to inflate rental prices for older and low-income residents. Two Illinois residents who rented lots for their manufactured homes filed the prospective class action \[...\]](#)

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['Conflict!' MHI CEO Lesli Gooch Purportedly Paid Some \\$400K in Scheme Involving Indicted Man, 4 Congressional Reps per Bing Research -Exposé Links Evidence Contributing to Manufacturing Housing Underperformance](#)

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[manufacturedhomepronews.com](#)

[r/Economics on Reddit: Lawsuit claims mobile home park managers conspired to fix and inflate lot rental prices](#)

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[reddit.com](#)

[Judge Valderrama's 'roadmap' for successful antitrust litigation in affordable housing crisis](#)

[Hosted By Experian The 2026 State of Housing: Trends, Risks, and Market Momentum](#)

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[Two More Class Action Antitrust Suits Hit High Profile Manufactured Housing Institute Members and MHI State Affiliate Members, Townsend in Case No. 1:23-cv-16462 and Muns; Pleadings and Analysis](#)

[Andrea Muns Case No. 1:2023-cv-16450 vs. Datacomp Appraisal Systems, Inc., Equity Lifestyle Properties, Inc., Hometown America Management, L.L.C., Lakeshore Communities, Inc., Sun Communities, Inc., RHP Properties, Inc., YES Communities, LLC, Inspire Communities, L.L.C., Kingsley Management Corp., Cal-Am Properties, Inc. and Murex Properties, L.L.C., GREGG TOWNSEND in Case: 1:23-cv-16462 vs.](#)

[manufacturedhomepronews.com](#)

[Schalamar Creek Mobile Homeowners, v Adler, Murex Properties, Northwest Mutual, David Eastman, Lutz Bobo & Telfair, Florida Manufactured Housing Assoc, FMHA, Case Opinion, Pleadings, RICO Info, More, Plus MH Investing Updates.](#)

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[\("Murex"\) \(together, "Defendants"\), violations of federal antitrust laws and common law.](#)

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[Murex Properties - Property Management Services](#)

[As Murex Properties creates value for its investors, an equal and essential objective is to provide a high-quality residential experience for its customers. A business is only as good as the product it delivers. We believe that success should be measured by the satisfaction of residents and tenants. In our communities, quality of life and pride in calling our community "home" are essential goals we strive for each day.](#)

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[Defendants are jointly and severally liable for the acts of the Unnamed Co-conspirators.](#)

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[Class Action Alleges Mobile Home Community Cos. Conspired to Raise Lot Rental Prices](#)

[A proposed class action alleges a coterie of real estate companies have conspired to fix and raise mobile home lot rental prices, devastating many elderly and low-income individuals by overcharging them for “what used to be affordable housing.” · Want to stay in the loop on class actions that matter to you? Sign up for ClassAction.org’s free weekly newsletter here. The 82-page antitrust lawsuit, which is heavily redacted, alleges Datacomp Appraisal Systems, the largest provider of mobile home data nationwide, and the owners of several large manufactured, or mobile, home communities that use Datacomp’s reports have illegally coordinated their prices by sharing non-public, competitively sensitive data.](#)

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[Manufactured Home Lot Rent Class Action Lawsuit: Did You Rent a Mobile Home Lot At Any Time After 8/30/2019? - ClassActionConnect.com](#)

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[Several Manufactured Housing Institute \(MHI\) Members Including Manufactured Home Community Owner/Operator Companies and Datacomp Hit by Big Antitrust Lawsuit; plus MHVille Markets Update](#)

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The company's CEO served on MHI's Duty to Serve Task Force and attended critical meetings with the Federal Housing Finance Administration in Washington, D.C., and San Francisco. At the meeting in Washington, Cascade Financial Services also attended representing the Mortgage Bankers Association. The company's active involvement with the MBA has provided beneficial collaboration on manufactured housing lending priorities.

manufacturedhousing.org

Judge Valderrama's 'roadmap' for successful antitrust litigation in affordable housing crisis

Judge Valderrama's 'roadmap' for successful antitrust litigation in affordable housing crisis [Inventory](https://altosresearch.com/solutions_overview) 697,868 2,240 6.27% 0.02% [10Y Treasury](https://www.housingwire.com/10-year-treasury-yield/) 4.24% 0.02% Welcome, [Contributors](https://www.housingwire.com/category/contributors/) | [Housing Market](https://www.housingwire.com/category/housing-market/) | [Opinion](https://www.housingwire.com/category/opinion/) 6 minute read # Judge Valderrama's 'roadmap' for successful antitrust litigation in affordable housing crisis How Judge Valderrama's ruling outlines what antitrust plaintiffs must prove in manufactured housing January 2, 2026, 3:50am *by* "The Court accepts as true all of the well-pleaded facts in the Complaint and draws all reasonable inferences in favor of Plaintiffs." So [said U.S. District Judge Franklin Valderrama](https://fingfx.thomsonreuters.com/gfx/legaldocs/zgvoyarbavd/ln%20re%20manufactured%20home%20lot%20rents%20antitrust%20litig

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Judge Valderrama's 'roadmap' for successful antitrust litigation in affordable housing crisis

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['Manufactured Home Lot Rents Antitrust Litigation' Case No. 23-cv-06715 Judge Franklin U. Valderrama Order and Opinion. What Others Missed. 'Circling Something Real Here.' MHVille FEA](#)

['Manufactured Home Lot Rents Antitrust Litigation' Case No. 23-cv-06715, Judge Franklin U. Valderrama Order and Opinion, What Others Missed in Case No. 23-cv-06715, Artificial intelligence Copilot: 'Circling Something Real Here', AI powered Gemini, AI powered Grok, MHVille FEA, MHARR, MHI, Manufactured Housing Institute, Manufactured Housing Association for Regulatory Reform, Washington Update, DOE Energy Rule, ROAD to Housing Act, AQL Scheme, Housing Study, industry news, transparency, self-promotion, advocacy differences, regulatory reform, antitrust litigation, lot rents, Judge Franklin U. Valderrama, Case No.](#)

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[The renters also alleged the mere sharing of data violated the federal Sherman Antitrust Act, but Valderrama said they could only do so by also adequately defining the market. He also rejected their unjust enrichment claim, noting it relied on the same alleged facts bolstering the antitrust claims he'd already agreed to dismiss.](#)

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[Datacomp and its customers exchange via telephone surveys, among other means, competitively sensitive, ordinarily non-public, information that is published in the JLT Market Reports. ... Co-Conspirators. Case: 1:23-cv-06715 Document #: 127 Filed: 12/15/23 Page 47 of 125 PageID #:1722](#)

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Manufactured Homes | MH NEWS: Manufactured/Mobile Home Park Owners Accused of Price-Fixing In New U.S. Lawsuit

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Murex Properties settlement manufactured home communities antitrust January 2026

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[Murex Properties - Property Management Services](#)

[As Murex Properties creates value for its investors, an equal and essential objective is to provide a high-quality residential experience for its customers. A business is only as good as the product it delivers. We believe that success should be measured by the satisfaction of residents and tenants. In our communities, quality of life and pride in calling our community "home" are essential goals we strive for each day.](#)

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manufactured housing antitrust class action MHI involvement OR unnamed co-conspirators

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[Defendants are jointly and severally liable for the acts of the Unnamed Co-conspirators.](#)

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The company's CEO served on MHI's Duty to Serve Task Force and attended critical meetings with the Federal Housing Finance Administration in Washington, D.C., and San Francisco. At the meeting in Washington, Cascade Financial Services also attended representing the Mortgage Bankers Association. The company's active involvement with the MBA has provided beneficial collaboration on manufactured housing lending priorities.

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