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DAILY BRIEFS

Wayne Law Review Symposium to examine anti-sexual violence legal movements Sept. 26

On Friday, September 26, Wayne State University Law School will host the annual Wayne Law Review Symposium, "Assessing the Last Decade(s) of Anti-Sexual Violence Legal Movements." The full-day event will bring together leading scholars, practitioners, and advocates from across the country for a series of dynamic panels exploring the evolving legal and policy responses to sexual harassment and gender-based violence.

"This symposium brings together leading voices from across the country to take on some of the hardest questions about sexual violence and the law," said Saher Zaidi, symposium editor, Wayne Law Review. "Having this range of expertise in one room is rare, and we hope the conversations spark collaborations and momentum that will not only inform but also inspire lasting change."

The symposium will be held from 8:30 a.m. to 4:30 p.m. in the Damon J. Keith Center for Civil Rights (Room 2242). Breakfast and lunch will be provided for registered attendees.

Program overview

8:30–9:10 a.m. — Breakfast

9:10–9:15 a.m. — Opening remarks

9:15–10:45 a.m. — "Sexual Harassment in Workplaces & Schools" with Kelly Behre, UC Davis School of Law; Nicole B. Porter, William & Mary Law School; and Charisa Kiyô Smith, CUNY School of Law

11:00 a.m.–12:30 p.m. — "Backlash Against Anti-Sexual Harassment Movements" with Deborah L. Brake, University of Pittsburgh School of Law; Lisalyn R. Jacobs, CEO, Just Solutions; and Elizabeth Muñoz-Smith, attorney and author

1–2:30 p.m. — "Criminal Law, Policing and Sexual Harassment/Gender-Based Violence" with Lisa R. Avalos, LSU Paul M. Hebert Law Center; Leigh Goodmark, University of Maryland Carey Law; Christina Hines, former special-victims prosecutor and Wayne Law alumna; and Andrea J. Ritchie, co-founder, Interrupting Criminalization

2:45–4:15 p.m. — "New Legal Directions to Old & New Problems" with Nancy Chi Cantalupo, Wayne State University Law School; Carliss N. Chatman, SMU Dedman School of Law; and Bellami Radosti

4:15–4:30 p.m. — Closing remarks

Registration

The event is free and open to the public, but registration is required. Attendees may register online at: https://rsvp.wayne.edu/assessing-the-last-decade-s-of-anti-sexual-violence-legal-movements.

For more details, visit the Wayne Law Review Symposium webpage.

Wayne Law Review is a student-edited scholarly journal that publishes articles addressing current legal issues and hosts annual symposia that engage academics, practitioners, and policymakers in dialogue on pressing matters of law and society.

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Inaugural Update

Photo by John Meiu

Butzel and MEMA Original Equipment Suppliers presented an Inaugural Commercial Vehicle (CV) Terms and Conditions Update on Monday, August 25, at the Auburn Hills Marriott Pontiac. Taking part in the program were Butzel's (l-r) Shareholder Mitchell Zajac, Shareholder Rebecca Davies, Associate Andrew AbdulNour, and Shareholder Daniel Rustmann. Butzel, a 20-plus year member of MEMA and the exclusive sponsor for the update, provided guidance to help attendees anticipate risks and adapt to shifting contract requirements.

DOMESTIC ARBITRATION

Post-Award Issues: Challenging, Modifying, or Confirming the Award

By Harshitha Ram

This article is the eleventh installment in a 12-part series on domestic arbitration, offering a clear and practical roadmap through each stage of the process. In this edition, Post-Award Issues: Challenging, Modifying, or Confirming the Award, we turn to the critical post-award phase—examining the limited grounds for challenging or vacating an award, the circumstances for modifying it, and the process for confirming the award in court. Stay tuned for Part 12: "Enforcing and Collecting Arbitration Awards: Practical Steps" coming next month.

Even after an arbitrator issues an award, the story isn't always over. Post-award proceedings—whether to challenge, modify, or confirm—determine whether the award truly achieves finality and enforceability. For practitioners, understanding this stage is essential to protecting client interests and ensuring arbitration fulfills its promise of efficiency.

Arbitration's promise of finality

Finality is one of arbitration's strongest selling points. Parties often choose arbitration to avoid years of appeals and procedural skirmishes typical of litigation. But finality does not mean the award is beyond scrutiny. Domestic arbitration law, guided by the Federal Arbitration Act (FAA) and parallel state statutes, permits only limited judicial oversight. Courts consistently emphasize that arbitration is not a substitute court system; oversight exists solely to protect fairness and integrity. The U.S. Supreme Court underscored this in *Hall Street Associates v. Mattel, Inc.* (2008), holding that the statutory grounds for vacating or modifying an award are exclusive. This decision shut the door on attempts to expand judicial review and confirmed arbitration's status as a final and binding process. *Hall Street* is often cited when a losing party tries to argue for broader judicial review, or when parties draft arbitration agreements that attempt to build in appeals-like review. It makes clear: arbitration is binding and limited in review — you cannot draft around that under the FAA.

Challenging the award

A losing party may attempt to vacate an award, but the hurdles are high. The FAA allows vacatur only where corruption, fraud, or undue means infected the award; where arbitrators showed evident partiality or corruption; where misconduct deprived a party of a fair hearing; or where arbitrators exceeded their powers. These grounds are construed narrowly. *In Oxford Health Plans v. Sutter* (2013), the Supreme Court declined to vacate an award authorizing class arbitration, even though the reasoning was widely questioned. The Court emphasized that as long as the arbitrator was "arguably construing the contract," judicial review could not second-guess the decision. This reality means vacatur is rare. Mere errors of fact or law—even glaring ones—are insufficient. Practitioners must advise clients candidly: challenging an award is a long shot and should be pursued only when clear statutory grounds exist. *Oxford Health Plans* reaffirms that arbitration is not appeal-lite. Courts will not step in to correct what they view as legal or interpretive errors. For practitioners, it means: if you want to bar class arbitration (or any specific procedure), your arbitration clause must say so explicitly—because arbitrators' interpretations will stand with little judicial recourse.

Modifying or correcting the award

Some post-award issues involve not undoing the decision but fixing mistakes. The FAA allows courts to modify or correct an award when there are evident miscalculations, material mistakes in describing parties or property, or imperfections of form that do not affect the merits. Consider an award that miscalculates damages by transposing numbers, or mistakenly identifies the wrong corporate entity. Courts may correct such errors without disturbing the core decision. These provisions acknowledge that human error is inevitable, while preserving the efficiency and legitimacy of the arbitral process.

Confirming the award

The most common post-award step is confirmation. Under Section 9 of the FAA, a court must confirm an award unless there are grounds for vacatur or modification. Confirmation transforms the arbitrator's decision into a court judgment, enforceable through garnishment, liens, or execution. An

See **ARBITRATION,** Page 5

New virtual support group for attorneys to start in September

The State Bar of Michigan's Lawyers and Judges Assistance Program is offering a free, confidential virtual support group for attorneys to help each other work through stress, improve their overall well-being to maximize professional competency, and connect with their peers.

Meetings will begin Sept. 30 and take place via Zoom on Tuesday and Wednesday evenings, from 6-7 p.m. through Nov. 19. All meetings are facilitated by an LJAP Clinical Case Manager.

The schedule of topics will be:

Week 1: Self-care that works

Week 2: Healthy boundaries – work/life separation

Week 3: Communication techniques

Week 4: Handling incivility

Week 5: Unique stressors of practice

Week 6: Mindfulness – observation and description

Week 7: Well-being red flags

Week 8: Sharing joy – what are you proud of?

Interested participants can attend at any time during the eight weeks, and attendance at all groups is not required for participation.

Register at https://blocksurvey.io/ljap-virtual-support-group-registration-MQUn Q3QeTLu89k.eFE06hw?v=o.

To get more information, contact LJAP at contactljap@michbar.org or (800) 996-5522.

Mind Your Business

Zana Tomich
Dalton & Tomich

Why a thoughtful operating agreement matters more than you think

When most business owners sit down to create an operating agreement, they're thinking about the basics—how profits will be divided, who gets a vote, and what happens if someone wants to leave. But in my experience representing small and midsize businesses across Michigan, the most important parts of an operating agreement aren't about what you expect to happen. They're about what you don't.

What if your business partner files for personal bankruptcy? Or becomes permanently disabled? Or passes away unexpectedly? These aren't theoretical risks—they happen all the time. And if your agreement doesn't anticipate them, you may be left relying on Michigan's default laws, spending thousands on legal fees, or facing conflict with people you never intended to be in business with.

A well-drafted operating agreement protects the business, the owners, and the relationships at the heart of it all. Let's walk through a few unexpected—but all too common—scenarios and how a thoughtful agreement can make all the difference.

The hidden risks of 'standard' agreements

Many businesses start with a template operating agreement pulled from a website or repurposed from a different company. These documents might cover the basics, but they rarely go far enough.

If you haven't talked through hard questions with your partners—and documented clear answers—you're leaving important decisions to chance. And when something goes wrong, that's when the weaknesses get exposed.

Five scenarios you probably haven't planned for

1. A partner files for personal bankruptcy

You might assume that your partner's financial problems are their business—not yours. But if they file for personal bankruptcy, their ownership interest in the company can become part of their bankruptcy estate.

Without safeguards, you could end up with a bankruptcy trustee (or worse, a creditor) holding a stake in your company.

What to include in your agreement:

- Restrictions on transfer of ownership interests to prevent involuntary ownership changes.
- Buy-sell provisions triggered by bankruptcy filings, allowing the company or other members to buy back the interest.

2. A partner becomes disabled

Disability doesn't always mean incapacity. What if your partner is no longer able to contribute to the business day-to-day but still expects their share of profits? Or worse, still wants to weigh in on decisions?

This scenario often leads to frustration and resentment—especially if the agreement is silent on what happens next.

What to include in your agreement:

- A clear definition of disability, such as inability to perform essential duties for a certain number of days.
- A process for reassignment of duties and possible adjustment to compensation or distributions.
- A buyout option or long-term transition plan if the disability is permanent.

3. A partner dies

No one wants to think about this. But when a partner dies, their ownership interest doesn't just disappear—it typically passes to their estate. That means you could suddenly be in business with a surviving spouse, child, or executor.

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TOMICH:
Buy-sell terms are documented

From Page 1

What to include in your agreement:

- A mandatory buy-sell agreement triggered upon death.
- A valuation method (such as a pre-agreed formula, appraisal, or book value) to determine the price.
- A requirement for key-person life insurance to help fund the buy-out.

4. *A partner wants out*

People's priorities change. Someone might want to retire early, cash out, or move on to another opportunity. Without a plan in place, this can cause massive disruption—or even force a sale of the business.

What to include in your agreement:

- Voluntary exit provisions with notice requirements, potential non-compete language, and restrictions on timing.
- A right of first refusal, allowing other owners to match any offer from an outside buyer.
- A clear valuation and payment structure to avoid disputes over what the departing partner is owed.

5. A major disagreement

Sometimes it's not bankruptcy, illness, or death—it's just irreconcilable differences. If there's a deadlock between 50/50 partners or a stalemate on a major decision, the business can grind to a halt.

What to include in your agreement:

- A dispute resolution clause that calls for mediation or arbitration before litigation.
- Deadlock-breaking mechanisms, such as a forced sale or buy-out after a certain period of deadlock

The building blocks of a strong operating agreement

While every business is different, here are some core provisions that should be discussed and documented:

- Buy-sell terms: When an interest can or must be sold, and how it's valued
- Restrictions on transfers: Preventing unwanted third parties from gaining ownership
- Voting rights and thresholds: Especially for major decisions like taking on debt or dissolving the company
- Capital contributions and distributions: Who puts in what, and who gets what out
- Roles and responsibilities: Defining day-to-day authority and management
- Succession planning: What happens if someone dies, retires, or becomes incapacitated
- vDispute resolution process: So you're not litigating every disagreement

An operating agreement isn't just a legal document—it's a roadmap for how your business will run and survive under pressure. And no template can substitute for a conversation about your specific goals, risks, and relationships.Working with an experienced attorney can help you surface questions you didn't even know to ask. And it ensures that what's written in your agreement is legally sound, enforceable, and tailored to Michigan law.

No one starts a business expecting things to go wrong. But smart business owners plan like they might. A strong operating agreement won't prevent conflict, tragedy, or financial stress—but it can prevent those events from destroying what you've built.

Zana Tomich is co-founder of Dalton & Tomich, a versatile Detroit-based law firm, where she works with lending institutions and privately held businesses and nonprofits, often in a general counsel capacity.

ARBITRATION:
Judicial confirmation required

From Page 1

arbitrator's award alone has persuasive authority but not coercive force. Judicial confirmation gives the award real teeth. Courts typically treat confirmation as a ministerial act, intervening only if one of the narrow statutory defenses applies. This process ensures arbitration outcomes carry the same weight as court judgments.

Timing and procedure

Timeframes in post-award proceedings are strict. A motion to vacate, modify, or correct must be filed within three months after the award is delivered. By contrast, a motion to confirm may be filed within one year. Missing these deadlines can foreclose options entirely, reinforcing the need for diligence. These timelines reflect a broader policy goal: to ensure certainty and prevent arbitration from spiraling into extended litigation.

Strategic considerations

The post-award stage demands careful strategy. For prevailing parties, promptly moving to confirm secures enforceability and guards against delay tactics. For losing parties, pursuing vacatur requires clear-eyed evaluation of the slim chances of success. Lawyers should also emphasize precision in arbitration clauses and in the drafting of awards, since ambiguities can invite unnecessary post-award disputes.

An arbitrator's award may feel like the finish line, but post-award proceedings determine whether it achieves enforceable finality. Domestic arbitration law provides only narrow avenues for vacatur, limited opportunities for modification, and a straightforward path for confirmation. For practitioners, mastering this stage is essential to safeguarding client interests and ensuring arbitration fulfills its central promise: delivering a fair, efficient, and binding resolution.

Harshitha Ram is an international disputes attorney, arbitrator, mediator, and lecturer in law. She is the President of the Global Arbitration Mediation Academy (GAMA), Chair of the ADR Section of the DBA, and the Co-Chair of the ABA Arbitration Committee. To learn more or connect, visit: www.harshitharam.com/www.adracademy.us

COURT:
Critics want 'neutrality' upheld

From Page 3

order only applies to 11 districts.

Religion's role

Controversy over the Ten Commandments continues to raise larger questions over the role of religion in public education.

Supporters of such bills seemingly fail to recognize that they cannot impose their religious values in the public sphere. At the same time, some opponents – including Jewish, Christian, Unitarian Universalist, Hindu and nonreligious plaintiffs – do not necessarily wish to remove religion entirely from educational institutions.

These critics want to uphold the principle, as the Supreme Court announced, that the government must demonstrate "neutrality between religion and religion, and between religion and nonreligion." In other words, critics do not want one religion or religion generally to dominate.

Today's challenge is to find the balance in public life. We believe the courts and legislatures must avoid sending the message that religion has no place in a free and open society – just as they must not permit one set of values to dominate, as the bills in Arkansas and Texas seem to aspire to do.

How the courts and legislatures balance the rights of the majority and minority in these disputes over the place of the Ten Commandments in public life may go a long way toward shaping the future of religious freedom in American public education.

Political Scene

Submit news & views to bcox@legalnews.com

ANALYSIS

Why journalists are reluctant to call Trump an authoritarian – and why that matters for democracy

BY KARRIN VASBY ANDERSON
Colorado State University

(THE CONVERSATION) In an authoritarian state, the leader engages in unconstitutional or undemocratic practices for the purpose of consolidating power.

Key components of authoritarianism include rejecting democratic rules; denying the legitimacy of opponents; tolerating or encouraging political violence; and curtailing the civil liberties of opponents.

Since he took office for a second time, President Donald Trump has sent National Guard troops to Los Angeles and Washington, named other cities run by Democrats as targets for military intervention, deployed masked and unidentifiable agents in immigration raids, explicitly threatened the city of Chicago with a military invasion and used government power to persecute his perceived political enemies.

But many journalistic outlets have yet to call him what he is – an authoritarian.

As a political communication scholar, I study how media framing shapes people's understanding of the world.

Because authoritarianism is most visible in hindsight, people often don't recognize it until it's too late. Erica Chenoweth, a Harvard political scientist, notes that when it comes to democratic backsliding, "there are no bright lines … people often find out the world they're in after the fact."

That's why it's particularly important for journalists to label authoritarians as such when the evidence warrants. In Trump's case, I believe the U.S. is well past that point.

Trump's authoritarianism

Scholars with expertise in authoritarianism have been sounding the alarm about Trump for years.

Steven Levitsky and Daniel Ziblatt's book "How Democracies Die" describes how, during the 2016 campaign and his first presidential term, Trump exhibited the key indicators of authoritarian behavior. He undermined the legitimacy of elections Republicans lost, baselessly described his rivals as criminals, refused to unambiguously condemn violence committed by his supporters, and threatened to punish critics and members of the media.

Levitsky and Ziblatt argue that "no other major presidential candidate in modern U.S. history, including Richard Nixon, has demonstrated such a weak public commitment to constitutional rights and democratic norms."

That intensified when Trump returned to office in 2025.

Levitsky and Lucan A. Way documented Trump's "path to American authoritarianism" for the journal Foreign Affairs in early 2025. In March, Levitsky told New York magazine that things were going worse than even he expected, asserting, "We're pretty screwed."

Levitsky is not alone in that view. In a February 2025 survey of political scientists conducted by Bright Line Watch – an academic organization that researches democratic health – the percentage of scholars plummeted who said that the U.S. "mostly or fully" meets the standard for democratic health.

That was before Trump, via social media, promised to go to war in Chicago. When asked about his post, Trump said, "We're not going to war. We're going to clean up our cities," but he did not back away from the intent to deploy troops against the wishes of Illinois Governor JB Pritzker.

Pritzker responded to Trump's post by noting, "This is not a joke. This is not normal."

On Sept. 7, 2025, New York Times opinion columnist Ezra Klein itemized some of Trump's authoritarian actions, concluding, "This is not just how authoritarianism happens. This is authoritarianism happening."

What journalists have been saying

Although other opinion journalists like Jamelle Bouie, M. Gessen, Jonathan Chait and nearly every MSNBC anchor have been labeling Trump an authoritarian for some time, much hard news coverage of the Trump administration has not.

When Trump deployed troops to Washington, The Atlantic's Quinta Jurecic dismissed it as "farcical" and "not a likely prelude to full authoritarian takeover."

A CNN analysis similarly minimized the action as a "gambit," a "distraction" and a "neat political trick." CNN characterized concerns about authoritarianism as "hyperbolic warnings of looming tyranny that circulate all day on liberal media programs — whatever Trump does" and asserted that such reports "don't really help voters understand what is going on."

The New York Times' Aug. 3 story by Peter Baker on Trump's "tendency to suppress facts he doesn't like and promote his own version of reality" bore a headline that read "Trump's Efforts to Control Information Echo an Authoritarian Playbook," suggesting that his actions were authoritarian without applying the label to Trump directly.

During the April 14, 2025, broadcast of CNN News Central, anchor Jessica Dean spoke with Nikolas Bowie, a Harvard Law School professor participating in a lawsuit against the Trump administration.

Bowie repeatedly called Trump an authoritarian for illegally freezing federal research funding awarded to Harvard.

When Dean noted that the "Trump administration says it's doing all of this in an effort to combat antisemitism on campus," Bowie responded that "antisemitism is really just a pretext for what is really an authoritarian attack on higher education." Federal Judge Allison Burroughs later agreed with that interpretation in her ruling against the Trump administration.

Dean, however, sidestepped that interpretation, saying, "What I'm hearing is you think that enough was done to combat antisemitism, that this is about something else."

Competitive authoritarianism

There are reasons why journalistic outlets may hesitate to identify the "something else" as authoritarianism, or portray it as a looming threat rather than a current danger.

Trump's propensity to sue journalists, and large media corporations' decisions to settle even when the law was on their side, have likely made journalists and editors hesitant to describe Trump as an authoritarian.

And the imperative for balance sometimes results in a "both sides-ism" that misrepresents what authoritarianism actually looks like.

When California Gov. Gavin Newsom gave a speech asserting Trump's military response to immigration protests in California was an assault on democracy, the New York Times covered it, quoting Newsom at length about the danger Trump presented. The article also quoted Republicans who alleged that Newsom's public health directives during the COVID-19 pandemic made him "the ultimate authoritarian."

But the particular nature of the authoritarianism the U.S is facing in the 21st century also plays a role.

Levitsky and Way have written about "competitive authoritarianism," a new version of authoritarianism that doesn't look like 20th-century fascism.

Many laypeople associate the word authoritarianism with military dictatorships and totalitarian rule. In competitive authoritarian regimes, however, there's a constant push and pull between democratic and autocratic impulses. Levitsky and Way write that elections are held, but they may not be fair. The authoritarian regime uses power gained democratically to break democratic norms, undermine democratic institutions and tilt the playing field in its own favor.

Constraining free speech

Journalistic norms of independence can pressure even ethical journalists into acquiescence to competitive authoritarianism because they want to avoid looking partisan when all coverage that falls outside the authoritarian's approved message gets characterized as resistance.

Paramount settled what one free speech advocate described as a "widely derided lawsuit brought by Donald Trump against '60 Minutes,'" and CBS recently pledged to stop editing recorded interviews on "Face the Nation" after complaints lodged by Homeland Security Secretary Kristi Noem.

The Paramount and CBS cases suggest that, left unchallenged, a competitive authoritarian leader will use their leverage to influence what should be independent journalism.

Words matter. And how a democratic society responds to its leaders can make the difference between a free society and one in which a leader increasingly suppresses the voices, rights and will of the governed.

COOK:
Trump said his appointees to the Fed will support lower rates

From Page 3

that make it unlikely a president can appoint a majority of the board in a single term.

"Allowing the President to unlawfully remove Governor Cook on unsubstantiated and vague allegations would endanger the stability of our financial system and undermine the rule of law," Cook's lawyer, Abbe Lowell, said in a written statement. "Governor Cook will continue to carry out her sworn duties as a Senate-confirmed Board Governor."

The court also directed the Fed's board of governors and its chair, Jerome Powell, "to allow Cook to continue to operate as a member of the Board for the pendency of this litigation." Lowell had argued in court filings that Cook was entitled to a hearing and a chance to respond to the charges before being fired but was not provided either. The court agreed that she was not provided due process by the Trump administration. Her lawsuit denied the charges but did not provide more details.

Many economists worry that if the Fed falls under the control of the White House, it will keep its key interest rate lower than justified by economic fundamentals to satisfy Trump's demands for cheaper borrowing. That could accelerate inflation and could also push up longer-term interest rates, such as those on mortgages and car loans. Investors may demand a higher yield to own bonds to offset greater inflation in the future, lifting borrowing costs for the U.S. government, and the entire economy.

If Trump can replace Cook, he may be able to gain a 4-3 majority on the Fed's governing board. Trump appointed two board members during his first term and has nominated a key White House economic adviser, Stephen Miran, to replace Adriana Kugler, another Fed governor who stepped down unexpectedly Aug. 1. The Senate Banking Committee is scheduled to vote Wednesday on Miran's nomination.

Trump has said he will only appoint to the Fed people who will support lower rates.

Trump has repeatedly attacked Powell and the other members of the Fed's interest-rate setting committee for not cutting the short-term interest rate they control more quickly. Trump has said he thinks it should be as low as 1.3%, a level that no Fed official and few economists support.

Powell recently signaled that the central bank was leaning toward cutting its rate next week.

Cook is the first Black woman to serve as a Fed governor. She was a Marshall Scholar and received degrees from Oxford University and Spelman College, and prior to joining the board she taught at Michigan State University and Harvard University's Kennedy School of Government.

SLUMP:
Lower rates, more buyers could give sellers pause to lower price

From Page 2

time, you also knew it was a buyer's market in Austin, so the prices were coming down."

Taking homes off the market

In markets where buyers now have the upper hand, sellers who can afford to wait are often opting to pull their listing rather than be pressured into coming way down on price.

Tammy Tullis put her home in the Miami suburb of South Miami on the market in June. But the four-bedroom, 3.5-bath house didn't receive many offers initially, so she dropped her $2.8 million asking price by $100,000. That helped drive turnout during an open house, but she only received low-ball offers.

"They were like $400,000-$500,000 off the mark," said Tullis, 51.

Last month, the finance consultant took the listing down. She may relist it sooner, rather than later.

"I want to sell, but I'm not in a rush-rush," Tullis said.

Lower rates ahead?

The Trump administration has pushed the Federal Reserve to lower interest rates, saying doing so will help the housing market. But homebuyers – and politicians – should keep in mind that the central bank only directly influences short-term rates, while most mortgages are based on the yield of the 10-year Treasury. So, lower mortgage rates wouldn't be a given, even if the Fed cuts rates next week, as the market expects.

And while lower mortgage rates would boost home shoppers' purchasing power, they also could bring in more buyers, giving sellers less incentive to keep lowering prices.

Economists generally expect the average rate on a 30-year mortgage to remain near the mid-6% range this year.