

	Rent Due Date	Late Fees Assessed	72-Hour Notice Delivery Date	72-Hour Notice Effective Date	72-Hour Notice Expires	First Day to File for Evictions
<b>Oregon</b>	1st of month	After 11:59pm on 4th of month. Late fee is amount stated on rental agreement, up to 10% of base rent. Managers are encouraged to check drop box on morning of 5th, whether or not office is open, to secure all checks present as of that time. Base the assessment of late fees on the policy that any check received after the gathering of these payments on the morning of the 5th is in fact late.	8th of month	9th of month	7 days after notice is issued, at 11:59pm. Add 1 day to length of notice for every day before expiration that property is closed if property does not have 24-hour accessible drop box. Add 1 day to length of notice for each bank holiday occurring during notice period.	1st day after notice expires
<b>California</b>	1st of month	Same as Oregon	8th of month	9th of month	Same as Oregon	1st day after notice expires
<b>Washington</b>	1st of month	Same as Oregon	8th of month	9th of month	Same as Oregon	1st day after notice expires
<b>Idaho</b>	1st of month	After 5pm on 4th of month. Late fee is amount stated on rental agreement, up to 10% of base rent. Managers are encouraged to check drop box on morning of 5th, whether or not office is open, to secure all checks present as of that time. Base the assessment of late fees on the policy that any check received after the gathering of these payments on the morning of the 5th is in fact late.	8th of month	9th of month	4 days after delivery at 12:01am. Add 1 day to length of notice for every day before expiration that office is closed if property does not have 24-hour accessible drop box. Add 1 day to length of notice for each bank holiday occurring during notice period.	4 days after 72-hour notice delivery
<b>RD</b>	1st of month	After 11:59pm on 10th of month. Late fee is \$10. Managers are encouraged to check drop box on morning of 10th, whether or not office is open, to secure all checks present as of that time. Base the assessment of late fees on the policy that any check received after the gathering of these payments on the morning of the 5th is in fact late.	8th of month	9th of month	refer to state	refer to state
<b>HUD</b>	1st of month	After 11:59pm on 4th of month. Late fee is \$5, plus \$1 for each additional day late up to 30 days. Managers are encouraged to check drop box on morning of 5th, whether or not office is open, to secure all checks present as of that time. Base the assessment of late fees on the policy that any check received after the gathering of these payments on the morning of the 5th is in fact late.	8th of month	9th of month	refer to state	refer to state
<b>NSF check</b>	-	Add NSF fee. If late fee has not yet been added and NSF occurs after late fee deadline, add late fee based on state/program rules.	Issue on day that notice of NSF is received.	1st day after notice delivery	refer to state	refer to state

Notices should always be both posted to residents' doors (preferably hand-delivered), as well as mailed. Managers must check the box on the bottom of the 72- hour form to indicate the copy that is to be posted and the copy that is to be mailed.

Please note that in both California and Washington, 72-hour notices may be filed as early as the 2nd day of the month and expire as early as the 5th at 11:59pm. As a courtesy to residents, Cambridge chooses to wait until the 8th of the month to file notice.