



United States  
Department of  
Agriculture

**Rural Development**



# **ESR: Monthly Reporting with EDI X12 Files**

**SFH Guarantee Loan Program**

# ESR EDI Submission

## Topics:

- **Log into ESR**
- **Submit and Review Monthly Status Reports**
- **Submit and Review Monthly Default Reports**

# ESR EDI Submission

## ESR: USDA LINC

<https://usdalinc.sc.egov.usda.gov/>

 **United States  
Department of  
Agriculture** **USDA LINC** Lender Interactive Network Connection

[USDA LINC  
Home](#)

[FSA LINC  
Home](#)

[RBS LINC  
Home](#)

[RHS LINC  
Home](#)

[RUS LINC  
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[Message  
Board](#)

NOTE: □ New User button and Log On hyper link for ESR have been moved to the ESR menu.



*Farm Service Agency*



*Rural Business Service*



*Rural Housing Service*



*Rural Utilities Service*



*Relending Programs*

\*\*\*\*\*NOTE\*\*\*\*\*  
This site requires Secure Socket Layer. Therefore you must use Internet Explorer 7.0 and higher is supported on this site, however Internet Explorer version 9.0 is highly recommended and is the highest version supported.

To view the help documentation you must use [Adobe Acrobat](#)

# ESR EDI Submission



United States  
Department of  
Agriculture

**USDA LINC** Lender Interactive Network Connection

[USDA LINC Home](#) [ESA LINC Home](#) [RBS LINC Home](#) [RHS LINC Home](#) [RUS LINC Home](#) [Help](#) [Site Map](#) [Message Board](#)

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**Single Family Guaranteed Rural Housing**  
**[Electronic Status Reporting \(ESR\)](#)**  
[Electronic Status Reporting Corrections](#)  
[Guaranteed Annual Fee](#)  
[Loss Claim Administration](#)  
[Guaranteed Underwriting System \(GUS\)](#)  
[Lender Loan Closing/Administration](#)  
[ID Cross Reference](#)  
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[Lender PAD Account Maintenance](#)  
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**Multi-Family Housing**  
[Lender Loan Closing/Administration](#)  
[ID Cross Reference](#)  
[Application Authorization](#)  
[Lender Status Report List](#)  
[Lender PAD Account Maintenance](#)




Your Guaranteed  
Loan Processing!


# ESR EDI Submission

## Log in with e-Authentication

- Level Two account required



United States Department of Agriculture  
USDA eAuthentication



[Home](#) | [About eAuthentication](#) | [Help](#) | [Contact Us](#) | [Find an LRA](#)

Quick Links

- What is an account?
- Create an account
- Update your account

Administrator Links


- Local Registration
- Authority Login

You are here: [eAuthentication Home](#) > [eAuthentication Login](#)

eAuthentication Login

LincPass (PIV) ?

CLICK HERE TO  
LOG IN  
WITH YOUR  
LincPass (PIV)



User ID & Password ?

User ID:

Password:

[I forgot my User ID | Password](#)

REGISTER

LOGIN

[Change my Password](#)

WARNING

Upon Login You Agree to the Following Information:

- You are accessing a U.S. Government information system, which includes (1) this computer, (2) this computer network, (3) all computers connected to this network, and (4) all devices and storage media attached to this network or to a computer on this network. This information system is provided for U.S. Government-authorized use only.
- Unauthorized or improper use of this system may result in disciplinary action, as well as civil and criminal penalties.
- By using this information system, you understand and consent to the following:
  - You have no reasonable expectation of privacy regarding any communications or data transiting or stored on this information system. At any time, the government may for any lawful government purpose monitor, intercept, search and seize any communication or data transiting or stored on this information system.
  - Any communications or data transiting or stored on this information system may be disclosed or used for any lawful government purpose.
  - Your consent is final and irrevocable. You may not rely on any statements or informal policies purporting to provide you with any expectation of privacy regarding communications on this system, whether oral or written, by your supervisor or any other official, except USDA's Chief Information Officer.

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[Accessibility Statement](#) | [Privacy Policy](#) | [Non-Discrimination Statement](#) | [USA.gov](#)

# ESR EDI Submission

## Successful Login



United States Department of Agriculture  
Electronic Status Reporting



Home | Help | Contact Us | Logoff

**EDI Reporting**

- ▷ [Send X12 File](#)
- ▷ [Retrieve 997 File](#)

**Web Reporting**

- ▷ [Monthly Status](#)
- ▷ [Monthly Default Status](#)

You are here: [Home](#)

**Send X12 File:**

Upload and submit X12 status report files.

**Retrieve 997 File:**

Retrieve submission status for X12 files.

**Monthly Status:**

Presents Monthly Loan Status Reports associated with current set of data waiting to be submitted. Allows lender to Add, Modify or Delete status for select borrower and allows Submission of the Transaction of the Monthly Loan Status Reports.

**Monthly Default Status:**

Presents Monthly Default Status Reports associated with current set of data waiting to be submitted. Allows lender to Add, Modify or Delete status for select borrower and allows Submission of the Transaction of the Monthly Default Status Reports.

**Any Transmission not reviewed and submitted by 7:00 PM (CST) of the Federal Government's sixth working day following the end of the month will be lost.**

Electronic Status Reporting Home | [USDA.gov](#)  
[Accessibility Statement](#) | [Privacy Policy](#) | [Non-Discrimination Statement](#)

# ESR EDI Submission

## Reporting Options

1. **Web Reporting: Manual entry of loan status and default reports**
2. **Electronic Data Interchange (EDI) X12 files (batch file submission)**

# ESR EDI Submission

## Reporting Window

### Investor Status and Default Status Reports


- Due by the 6<sup>th</sup> business day, 7pm CST
- No changes or updates allowed until the next month report
- Rejected/Error Corrections: Begin 13<sup>th</sup> business day – end of calendar month



# ESR EDI Submission

## Menu Options

- **EDI Reporting**
- Web Reporting



The screenshot displays the USDA Electronic Status Reporting (ESR) website. At the top, the USDA Rural Development logo is on the left, and the text "United States Department of Agriculture Electronic Status Reporting" is on the right. A navigation bar at the top right contains links for "Home", "Help", "Contact Us", and "Logoff". On the left side, there is a menu with two main sections: "EDI Reporting" and "Web Reporting". The "EDI Reporting" section is highlighted with a red box and contains two sub-items: "Send X12 File" and "Retrieve 997 File". The "Web Reporting" section contains two sub-items: "Monthly Status" and "Monthly Default Status". To the right of the menu, the text "You are here: Home" is displayed. Below this, there are three main sections: "Send X12 File:", "Retrieve 997 File:", and "Monthly Status:". Each section has a brief description of its function. The "Monthly Default Status:" section is also present. At the bottom, a warning message states: "Any Transmission not reviewed and submitted by 7:00 PM (CST) of the Federal Government's sixth working day following the end of the month will be lost." The footer at the bottom of the page contains the text "Electronic Status Reporting Home | USDA.gov" and "Accessibility Statement | Privacy Policy | Non-Discrimination Statement".

USDA Rural Development United States Department of Agriculture Electronic Status Reporting

Home Help Contact Us Logoff

You are here: Home

**EDI Reporting**

- Send X12 File
- Retrieve 997 File

**Web Reporting**

- Monthly Status
- Monthly Default Status

**Send X12 File:** Upload and submit X12 status report files.

**Retrieve 997 File:** Retrieve submission status for X12 files.

**Monthly Status:** Presents Monthly Loan Status Reports associated with current set of data waiting to be submitted. Allows lender to Add, Modify or Delete status for select borrower and allows Submission of the Transaction of the Monthly Loan Status Reports.

**Monthly Default Status:** Presents Monthly Default Status Reports associated with current set of data waiting to be submitted. Allows lender to Add, Modify or Delete status for select borrower and allows Submission of the Transaction of the Monthly Default Status Reports.

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Electronic Status Reporting Home | USDA.gov  
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# ESR EDI Submission

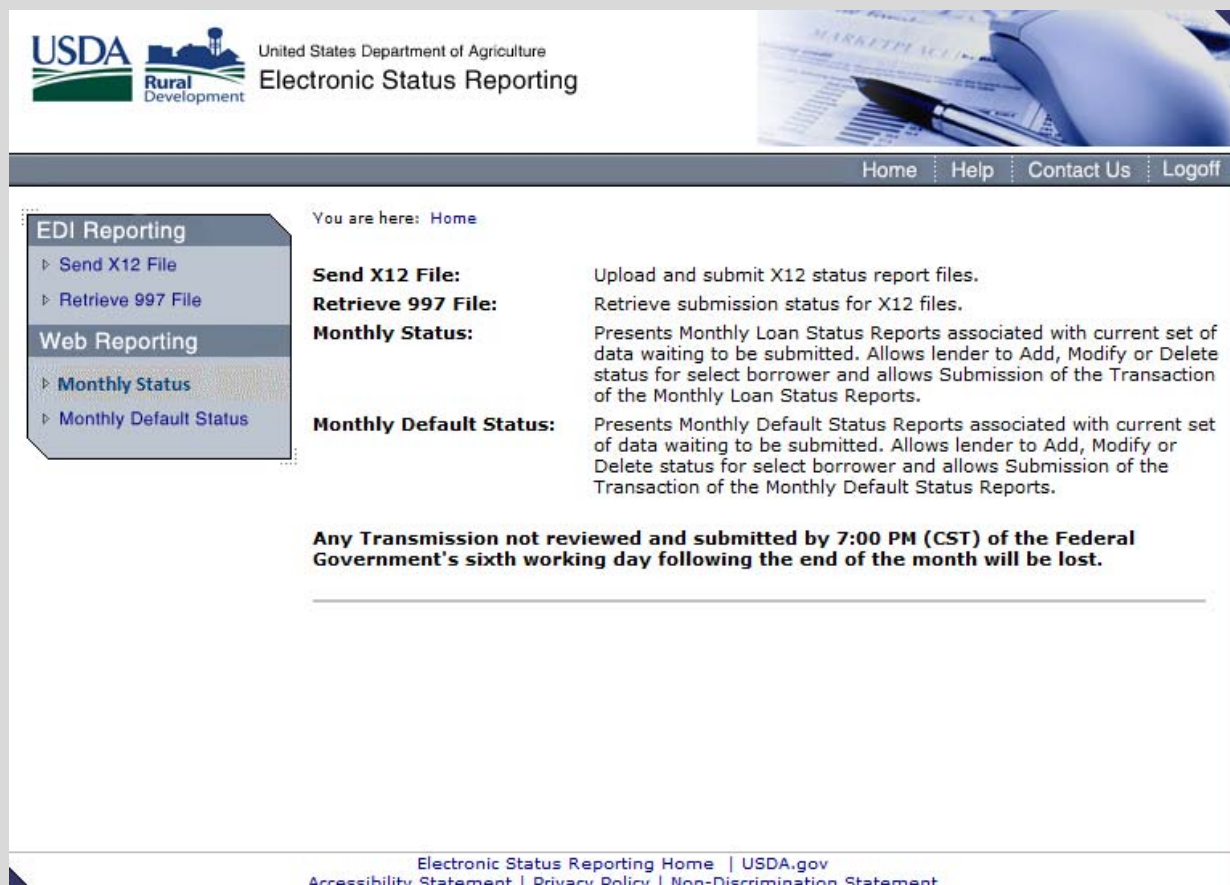
## EDI Status Reporting

### Monthly Status

- Entire Portfolio
- Every Month

### Reporting Cycle:

- 1<sup>st</sup> day of the month thru 6<sup>th</sup> Government business day, 7pm CST



The screenshot displays the USDA Electronic Status Reporting (ESR) web application. At the top, the USDA Rural Development logo is on the left, and the text "United States Department of Agriculture Electronic Status Reporting" is on the right. A navigation bar includes links for Home, Help, Contact Us, and Logoff. A sidebar on the left contains a menu with "EDI Reporting" (including Send X12 File and Retrieve 997 File) and "Web Reporting" (including Monthly Status and Monthly Default Status). The main content area shows a breadcrumb "You are here: Home" and three sections: "Send X12 File:" (Upload and submit X12 status report files), "Retrieve 997 File:" (Retrieve submission status for X12 files), and "Monthly Status:" (Presents Monthly Loan Status Reports associated with current set of data waiting to be submitted. Allows lender to Add, Modify or Delete status for select borrower and allows Submission of the Transaction of the Monthly Loan Status Reports). Below these is a section for "Monthly Default Status:" (Presents Monthly Default Status Reports associated with current set of data waiting to be submitted. Allows lender to Add, Modify or Delete status for select borrower and allows Submission of the Transaction of the Monthly Default Status Reports). A warning at the bottom states: "Any Transmission not reviewed and submitted by 7:00 PM (CST) of the Federal Government's sixth working day following the end of the month will be lost." The footer contains links for "Electronic Status Reporting Home", "USDA.gov", "Accessibility Statement", "Privacy Policy", and "Non-Discrimination Statement".

USDA Rural Development United States Department of Agriculture Electronic Status Reporting

Home Help Contact Us Logoff

You are here: Home

**EDI Reporting**

- Send X12 File
- Retrieve 997 File

**Web Reporting**

- Monthly Status
- Monthly Default Status

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Electronic Status Reporting Home | USDA.gov  
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# ESR EDI Submission

## Menu Options

### EDI Reporting

- Send X12 File
- Retrieve 997 File

USDA Rural Development United States Department of Agriculture Electronic Status Reporting

Home Help Contact Us Logoff

You are here: [Home](#)

**EDI Reporting**

- [Send X12 File](#)
- [Retrieve 997 File](#)

**Web Reporting**

- [Monthly Status](#)
- [Monthly Default Status](#)

**Send X12 File:** Upload and submit X12 status report files.

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**Any Transmission not reviewed and submitted by 7:00 PM (CST) of the Federal Government's sixth working day following the end of the month will be lost.**

[Electronic Status Reporting Home](#) | [USDA.gov](#)  
[Accessibility Statement](#) | [Privacy Policy](#) | [Non-Discrimination Statement](#)

# ESR EDI Submission

## Send X12 File

1. Browse to locate file
2. File name will populate data field
3. Submit Transmission

The screenshot shows the USDA Electronic Status Reporting (ESR) web application. The header includes the USDA Rural Development logo and the text "United States Department of Agriculture Electronic Status Reporting". A navigation bar at the top right contains links for "Home", "Help", "Contact Us", and "Logoff".

On the left side, there is a sidebar menu with the following sections:

- EDI Reporting**
  - Send X12 File (highlighted in green)
  - Retrieve 997 File
- Web Reporting**
  - Monthly Status
  - Monthly Default Status


The main content area is titled "Send X12 File" in a green banner. Below the banner, the breadcrumb "You are here: Home / Send X12 File" is displayed. The instructions state: "Enter the filename or select 'Browse' to locate the filename of the transmission you would like to submit. Only one file can be uploaded at a time."

The form includes a text input field (labeled with a red circle '2') and a "Browse" button (labeled with a red circle '1'). Below the input field is a "Submit Transmission" button (labeled with a red circle '3').

# ESR EDI Submission

## Send X12 File

- Please wait: Processing



The screenshot displays the USDA Rural Development Electronic Status Reporting (ESR) web application. The header includes the USDA Rural Development logo and the text "United States Department of Agriculture Electronic Status Reporting". A navigation bar at the top right contains links for "Home", "Help", "Contact Us", and "Logoff". On the left side, there is a menu with two main sections: "EDI Reporting" and "Web Reporting". Under "EDI Reporting", the options are "Send X12 File" (highlighted in green), "Retrieve 997 File", and "Monthly Status". Under "Web Reporting", the options are "Monthly Status" and "Monthly Default Status". The main content area shows the breadcrumb "You are here: Home / Send X12 File" followed by a large green header "Send X12 File". Below this, a message states "Please wait while your request to submit an X12 file is processed." with a loading spinner icon.

USDA Rural Development United States Department of Agriculture Electronic Status Reporting

Home Help Contact Us Logoff

You are here: Home / Send X12 File

**Send X12 File**

Please wait while your request to submit an X12 file is processed.

EDI Reporting

- Send X12 File
- Retrieve 997 File

Web Reporting

- Monthly Status
- Monthly Default Status

# ESR EDI Submission

## Confirmation of X12 File

- Success
- Name of file
- Size of file
- New name of file
- Date of file
- Receipt may be printed



The screenshot displays the USDA Rural Development Electronic Status Reporting (ESR) web application interface. At the top, the USDA logo and "United States Department of Agriculture" are visible, along with the title "Electronic Status Reporting". A navigation bar includes links for Home, Help, Contact Us, and Logoff. The main content area shows a confirmation message for a successful file transfer. On the left, a sidebar menu lists "EDI Reporting" (Send X12 File, Retrieve 997 File) and "Web Reporting" (Monthly Status, Monthly Default Status). The confirmation message states: "File Transfer was successful. Name of File Submitted is XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX. Size of file transferred was 999,999. File has been renamed YYYYMM.99999999. Date of file is MM/DD/YYYY. You can print page as a receipt of file transfer." A "Print" button is located below the message.

USDA Rural Development United States Department of Agriculture Electronic Status Reporting

Home Help Contact Us Logoff

You are here: [Home](#) / [Send X12 File](#) / [Submit Confirmation](#)

**Submit Confirmation**

File Transfer was successful.  
Name of File Submitted is XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX.  
Size of file transferred was 999,999.  
File has been renamed YYYYMM.99999999.  
Date of file is MM/DD/YYYY.  
You can print page as a receipt of file transfer.

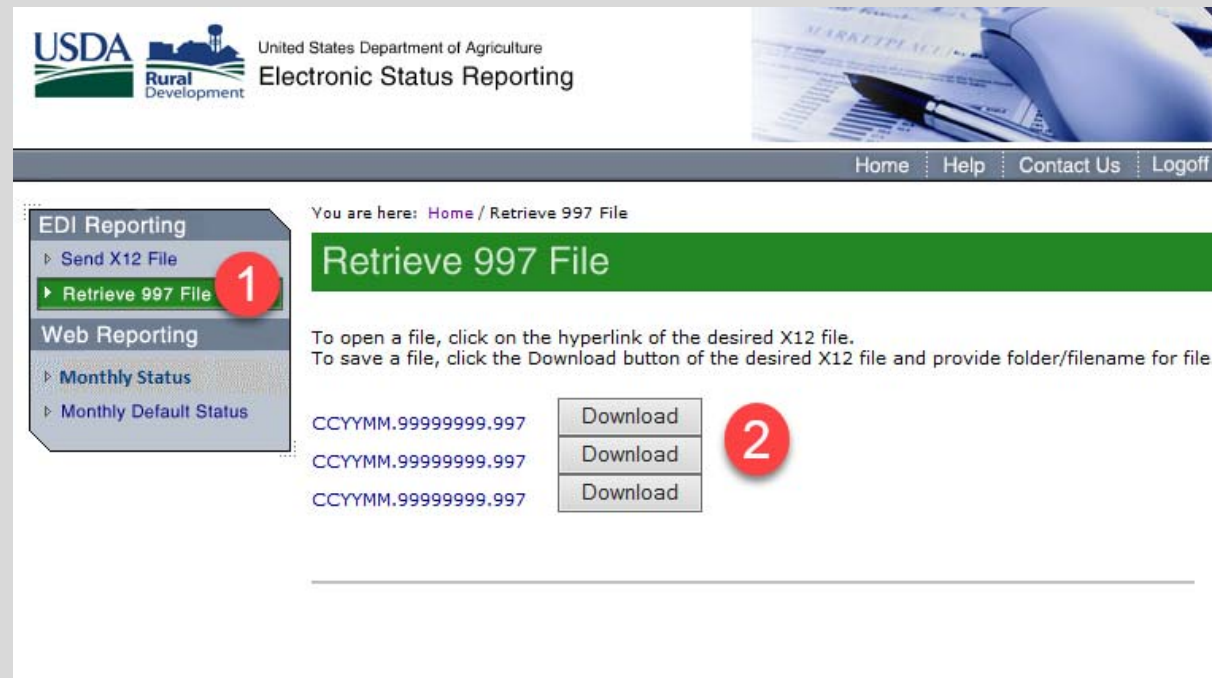
[Print](#)



# ESR EDI Submission

## Retrieve TS 997 File

- Select Download to view
- Available within one hour of submission



The screenshot displays the USDA Electronic Status Reporting (ESR) website. The header includes the USDA Rural Development logo and the text "United States Department of Agriculture Electronic Status Reporting". A navigation bar at the top right contains links for Home, Help, Contact Us, and Logoff. The main content area is titled "Retrieve 997 File" and includes instructions: "To open a file, click on the hyperlink of the desired X12 file. To save a file, click the Download button of the desired X12 file and provide folder/filename for file." A sidebar menu on the left lists "EDI Reporting" (with sub-items "Send X12 File" and "Retrieve 997 File", the latter marked with a red circle with the number 1), "Web Reporting", "Monthly Status", and "Monthly Default Status". The main content area shows a list of files, each with a "Download" button (the buttons are marked with a red circle with the number 2). The files are labeled with the format "CCYYMM.99999999.997".

USDA Rural Development United States Department of Agriculture Electronic Status Reporting

Home Help Contact Us Logoff

You are here: [Home](#) / [Retrieve 997 File](#)

**Retrieve 997 File**

To open a file, click on the hyperlink of the desired X12 file.  
To save a file, click the Download button of the desired X12 file and provide folder/filename for file.

CCYYMM.99999999.997	Download
CCYYMM.99999999.997	Download
CCYYMM.99999999.997	Download

## **ESR EDI Submission**

### **TS 997: Decipher the Codes**

**A: Accepted (AKXXX)**

**E: Accepted, errors noted**

**R: Rejected**

**Appendix D: Adjunct Transaction Set  
EDI Implementation Guide**



## **ESR EDI Submission**

### **TS 997: Error Codes Detected**

- **Incorrect Data Type**
- **Missing required information**
- **Unrecognized ID code**
- **Unrecognized segment identifier**
- **Incorrect segment codes**
- **Incorrect control codes**
- **Incorrect numbers**

## **ESR EDI Submission**

### **Reporting Tips**

**Create Investor Status and Default Status X12 files at the same time**

- **Avoids generating conflicts and data errors**
- **Keeps data in sync**

## ESR EDI Submission

### Reporting Tips

#### Multiple Default Codes

- **Report based on “Status of Mortgage” Date**
  - **Open new events with code 42**
  - **Report all applicable codes**
  - **Most recent code reported on TS 264 will be final default status**

## ESR EDI Submission

### Reporting Tips

#### Multiple Default Codes: Example

- Account is a minimum of 30 days delinquent: code 42
- Natural disaster hits, dwelling/employment impacted: code 34
- Borrower approved for promise to pay: code 11

Status report will reflect 11

42 and 34 will continue to be reflected in loan history

## **ESR EDI Submission**

### **Reporting Tips**

#### **Multiple Default Codes**

**Report all codes on the same TS 264**

- **Same borrower on multiple TS 264's = last TS 264 received is processed**

## ESR EDI Submission

### Reporting Tips

#### Multiple TS 264 Example

- **1st TS 264: Borrower A: code 42**
- **2<sup>nd</sup> TS 264: Borrower A: code 34**
- **3<sup>rd</sup> TS 264: Borrower A: code 42**

**The 3<sup>rd</sup> TS 264 will be the only retained code for Borrower A**

# ESR EDI Submission

## Reporting Window REMINDER

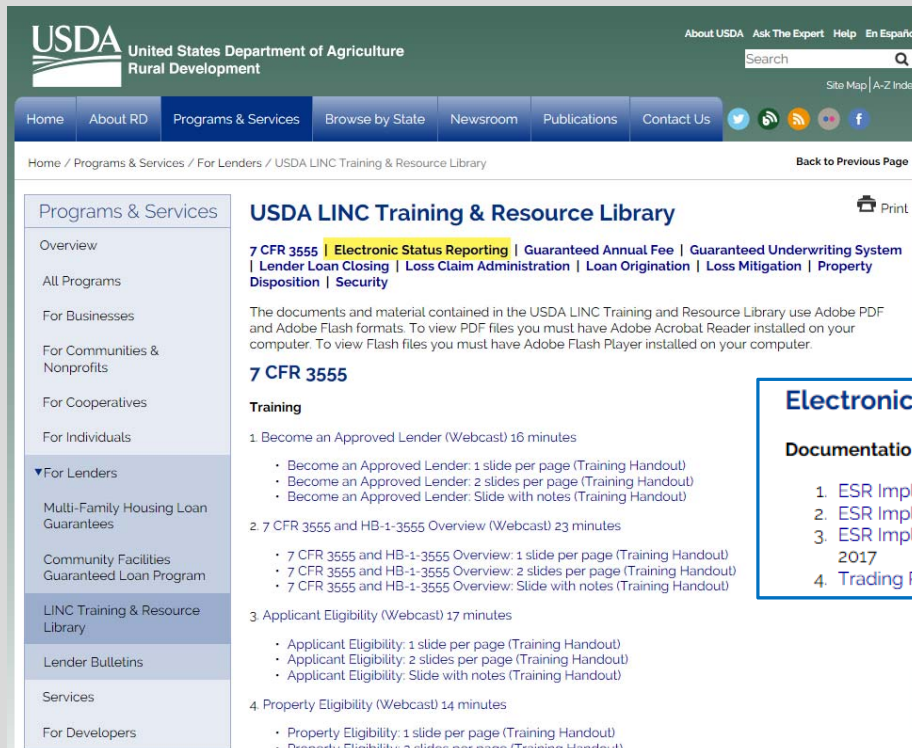
### Investor Status and Default Status Reports

- Open the 1<sup>st</sup> of the month - 6<sup>th</sup> business day, 7pm CST
- No changes or updates allowed until the next month report
- **Rejected/Error Corrections: Begin 13<sup>th</sup> business day – end of calendar month**

# ESR Resources

## USDA LINC

<https://www.rd.usda.gov/programs-services/lenders/usda-linc-training-resource-library>



USDA United States Department of Agriculture Rural Development

Home / Programs & Services / For Lenders / USDA LINC Training & Resource Library

**Programs & Services**

- Overview
- All Programs
- For Businesses
- For Communities & Nonprofits
- For Cooperatives
- For Individuals
- ▼ For Lenders
  - Multi-Family Housing Loan Guarantees
  - Community Facilities Guaranteed Loan Program
  - LINC Training & Resource Library**
  - Lender Bulletins
  - Services
  - For Developers

**USDA LINC Training & Resource Library**

7 CFR 3555 | **Electronic Status Reporting** | Guaranteed Annual Fee | Guaranteed Underwriting System | Lender Loan Closing | Loss Claim Administration | Loan Origination | Loss Mitigation | Property Disposition | Security

The documents and material contained in the USDA LINC Training and Resource Library use Adobe PDF and Adobe Flash formats. To view PDF files you must have Adobe Acrobat Reader installed on your computer. To view Flash files you must have Adobe Flash Player installed on your computer.

**7 CFR 3555**

**Training**

- Become an Approved Lender (Webcast) 16 minutes
  - Become an Approved Lender: 1 slide per page (Training Handout)
  - Become an Approved Lender: 2 slides per page (Training Handout)
  - Become an Approved Lender: Slide with notes (Training Handout)
- 7 CFR 3555 and HB-1-3555 Overview (Webcast) 23 minutes
  - 7 CFR 3555 and HB-1-3555 Overview: 1 slide per page (Training Handout)
  - 7 CFR 3555 and HB-1-3555 Overview: 2 slides per page (Training Handout)
  - 7 CFR 3555 and HB-1-3555 Overview: Slide with notes (Training Handout)
- Applicant Eligibility (Webcast) 17 minutes
  - Applicant Eligibility: 1 slide per page (Training Handout)
  - Applicant Eligibility: 2 slides per page (Training Handout)
  - Applicant Eligibility: Slide with notes (Training Handout)
- Property Eligibility (Webcast) 14 minutes
  - Property Eligibility: 1 slide per page (Training Handout)
  - Property Eligibility: 2 slides per page (Training Handout)

Updated As  
Needed!

### Electronic Status Reporting (ESR)

#### Documentation & Resources - Current

- ESR Implementation Guide (Current Guide) (PDF)
- ESR Implementation Guide for the April 1, 2018 Effective Date (PDF) - revised May, 2017
- ESR Implementation Guide Release Notes for the April 1, 2018 Effective Date (PDF) - revised August, 2017
- Trading Partner Agreement



# ESR Resources

## ESR User Guide

Coming Soon!



SFH Electronic Status Reporting  
USDA Lender Interactive Network Connection

### SFH Electronic Data Interchange Reporting

[About SFH Electronic Data Interchange Reporting](#)

[Sending SFH X12 Files](#)

[Displaying SFH 997 Files](#)

[Retrieving SFH 997 Files](#)

#### ABOUT SFH ELECTRONIC DATA INTERCHANGE REPORTING

Lenders with 100 or more loans must submit their loan status information via electronic Data Interchange (EDI) files for their Electronic Status Reporting (ESR) reporting requirement. Lenders with less than 100 loans may opt for web based reporting. (See Web Reporting Help document).

EDI is the exchange of standardized information by computer application-to-computer application between private industry and Rural Housing Service (RHS). This exchange is accomplished by accessing the USDA Lender Interactive Network Connection (LINC) Electronic Status Reporting web pages.



For more information about electronically exchanging business documents with RHS using the X12 file format, access the Electronic Status Reporting Electronic Data Interchange Implementation Guide located on the USDA LINC Training and Resource Library.

At this time, the standardized information we are exchanging is guaranteed loan monthly status and monthly default status information. Loan Servicers are required to report the status of all loans on a monthly basis using the EDI Transaction Code 203 (Secondary Mortgage Market Investor Report ) ANSI X12 file and a monthly default status report for all delinquent loans that are 30 days or more past due using the EDI Transaction Code 264 (Mortgage Loan Default Status) ANSI X12 file.



A loan is delinquent if it is 30 or more days past due. For example: A loan is considered 30 days delinquent if the June 1st installment has not been paid as of June 30th. A loan is 60 days delinquent if the May 1st installment has not been paid as of June 30th.

The USDA LINC, Rural Housing Service page is the starting point for Electronic Status Reporting, whether you are using EDI or Web Reporting. The menus on the USDA LINC Electronic Status Reporting page into 2 major sections with 2 additional sections under each major section. Below is the menu layout.

1. EDI Reporting
  - Send X12 File
  - Retrieve 997 File
2. Web Reporting
  - Quarterly Status
  - Monthly Default Status

# ESR Resources

## ESR Help

ISSUE	CONTACT
Log In problems Access to ESR Correction/Rejection questions	<a href="mailto:RD.NFAOC.HSB@STL.USDA.GOV">RD.NFAOC.HSB@STL.USDA.GOV</a> 1-877-636-3789 option 1
Technical questions	<a href="mailto:RD.GLS.PROD@one.usda.gov">RD.GLS.PROD@one.usda.gov</a>
Business/Operation questions	<a href="mailto:SFHGLDPROGRAM@wdc.usda.gov">SFHGLDPROGRAM@wdc.usda.gov</a>



In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov).

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