



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/>

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

USDA LINC Home ESALINC Home RBS LINC Home **RLS LINC Home** RUS LINC Home Help Site Map 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

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

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

ESALINC Home ESALINC Home RBS LINC Home RLS LINC Home RUS LINC Home Help Site Map Message Board

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
- Application Authorization
- Lender PAD Account Maintenance
- Training and Resource Library

Multi-Family Housing

- Lender Loan Closing/Administration
- ID Cross Reference
- Application Authorization
- Lender Status Report List
- Lender PAD Account Maintenance

TURBOCHARGE Your Guaranteed Loan Processing!
Save Time! Save Money!
AUTOMATED LOAN CLOSING START

ESR EDI Submission

Log in with e-Authentication

- Level Two account required

USDA United States Department of Agriculture
USDA eAuthentication

Home | About eAuthentication | Help | Contact Us | Find an LRA

You are here: eAuthentication Home > eAuthentication Login

eAuthentication Login

LincPass (PIV) ? User ID & Password ?

CLICK HERE TO LOG IN WITH YOUR LincPass (PIV)

User ID: OJTWxx2017
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.

eAuthentication Home | USDA.gov | Site Map
Accessibility Statement | Privacy Policy | Non-Discrimination Statement | USA.gov

ESR EDI Submission

Successful Login

USDA United States Department of Agriculture
Rural Development 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.

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

ESR EDI Submission

Menu Options

- **EDI Reporting**
- **Web Reporting**

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.

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

EDI Status Reporting

Monthly Status

- **Entire Portfolio**
- **Every Month**

Reporting Cycle:

- **1st day of the month thru 6th Government business day, 7pm CST**

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.

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

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.

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

Send X12 File

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

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

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.

2 Browse 1

Submit Transmission 3

ESR EDI Submission

Send X12 File

- **Please wait: Processing**

The screenshot shows the USDA Rural Development Electronic Status Reporting interface. The header includes the USDA logo and the text 'United States Department of Agriculture Electronic Status Reporting'. A navigation menu contains 'Home', 'Help', 'Contact Us', and 'Logoff'. The breadcrumb trail reads 'You are here: Home / Send X12 File'. A left-hand menu lists 'EDI Reporting' (with sub-items 'Send X12 File' and 'Retrieve 997 File') and 'Web Reporting' (with sub-items 'Monthly Status' and 'Monthly Default Status'). The main content area features a green header 'Send X12 File' and a message: 'Please wait while your request to submit an X12 file is processed.' A loading spinner is visible below the message.

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 shows the USDA Rural Development Electronic Status Reporting interface at the 'Submit Confirmation' stage. The header and navigation menu are identical to the previous screenshot. The breadcrumb trail reads 'You are here: Home / Send X12 File / Submit Confirmation'. The left-hand menu is the same. The main content area features a green header 'Submit Confirmation' and a confirmation message: 'File Transfer was successful. Name of File Submitted is XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX. 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.

ESR EDI Submission

Retrieve TS 997 File

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

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
- 2nd TS 264: Borrower A: code 34
- 3rd TS 264: Borrower A: code 42

The 3rd 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 1st of the month - 6th business day, 7pm CST
- No changes or updates allowed until the next month report
- **Rejected/Error Corrections: Begin 13th business day – end of calendar month**

ESR Resources

USDA LINC

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

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

- 1 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)
- 2 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)
- 3 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)
- 4 Property Eligibility (Webcast) 14 minutes
 - Property Eligibility: 1 slide per page (Training Handout)
 - Property Eligibility: 2 slides per page (Training Handout)

Documentation & Resources - Current


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

Updated As Needed!

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	RD.NFAOC.HSB@STL.USDA.GOV 1-877-636-3789 option 1
Technical questions	RD.GLS.PROD@one.usda.gov
Business/Operation questions	SFHGLDPROGRAM@wdc.usda.gov



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, audiotape, 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.

USDA is an equal opportunity provider, employer, and lender.

