

**THE  
BANK OF  
NEW  
YORK**

101 Barclay St., 8W  
New York, NY 10286

Officer: Cirino Emanuel  
212-815-3087  
Associate: Matthew Lilien  
212-815-7115

Distribution Date: 2/22/06

**CWMBS, Inc.**  
**CHL Mortgage Pass-Through Trust 2006-HYB1**  
**Series 2006-HYB1**

*Certificateholder Monthly Distribution Summary*

Class	Cusip	Class Description	Certificate Rate Type	Beginning Balance	Pass Through Rate (%)	Principal Distribution	Interest Distribution	Total Distribution	Current Realized Losses	Ending Balance	Cumulative Realized Losses
1A1	126694WE4	Senior	Var-30/360	471,207,000.00	5.423570	1,087,265.19	2,129,686.64	3,216,951.83	0.00	470,119,734.81	0.00
1A2	126694WF1	Senior	Var-30/360	52,356,000.00	5.583570	120,806.47	243,611.14	364,417.62	0.00	52,235,193.53	0.00
<b>1IO</b>				<b>523,563,000.00</b>	<b>0.563468</b>	<b>0.00</b>	<b>245,842.54</b>	<b>245,842.54</b>	<b>0.00</b>	<b>522,354,928.34</b>	<b>0.00</b>
1AIO	126694WG9	Strip IO	Fix-30/360	471,207,000.00	0.579468	0.00	227,541.15	227,541.15	0.00	470,119,734.81	0.00
1AIO	126694WG9	Strip IO	Fix-30/360	52,356,000.00	0.419468	0.00	18,301.39	18,301.39	0.00	52,235,193.53	0.00
2A1	126694WH7	Senior	Var-30/360	100,000,000.00	5.436015	252,882.68	453,001.24	705,883.92	0.00	99,747,117.32	0.00
2A2A	126694WJ3	Senior	Var-30/360	151,018,000.00	5.636015	756,847.52	709,283.08	1,466,130.60	0.00	150,261,152.48	0.00
2A2B	126694WK0	Senior	Var-30/360	61,382,000.00	5.336015	0.00	272,946.05	272,946.05	0.00	61,382,000.00	0.00
2A2C	126694WL8	Senior	Var-30/360	86,888,000.00	5.316015	0.00	384,914.92	384,914.92	0.00	86,888,000.00	0.00
2B	126694WM6	Senior	Var-30/360	44,365,000.00	5.586015	112,191.40	206,519.62	318,711.03	0.00	44,252,808.60	0.00
<b>2IO</b>				<b>443,653,000.00</b>	<b>0.452087</b>	<b>0.00</b>	<b>167,141.45</b>	<b>167,141.45</b>	<b>0.00</b>	<b>442,531,078.40</b>	<b>0.00</b>
2AIO	126694WN4	Strip IO	Fix-30/360	100,000,000.00	0.497829	0.00	41,485.75	41,485.75	0.00	99,747,117.32	0.00
2AIO	126694WN4	Strip IO	Fix-30/360	151,018,000.00	0.297829	0.00	37,481.28	37,481.28	0.00	150,261,152.48	0.00
2AIO	126694WN4	Strip IO	Fix-30/360	61,382,000.00	0.597829	0.00	30,579.95	30,579.95	0.00	61,382,000.00	0.00
2AIO	126694WN4	Strip IO	Fix-30/360	86,888,000.00	0.617829	0.00	44,734.94	44,734.94	0.00	86,888,000.00	0.00
2AIO	126694WN4	Strip IO	Fix-30/360	44,365,000.00	0.347829	0.00	12,859.53	12,859.53	0.00	44,252,808.60	0.00
3A1	126694WP9	Senior	Var-30/360	102,074,000.00	5.325546	6,159.16	452,999.85	459,159.01	0.00	102,067,840.84	0.00
3A2	126694WQ7	Senior	Var-30/360	25,518,000.00	5.753546	1,539.76	122,349.16	123,888.92	0.00	25,516,460.24	0.00
<b>3IO</b>				<b>127,592,000.00</b>	<b>0.511712</b>	<b>0.00</b>	<b>54,408.67</b>	<b>54,408.67</b>	<b>0.00</b>	<b>127,584,301.08</b>	<b>0.00</b>
3AIO	126694WR5	Strip IO	Fix-30/360	102,074,000.00	0.597311	0.00	50,808.27	50,808.27	0.00	102,067,840.84	0.00
3AIO	126694WR5	Strip IO	Fix-30/360	25,518,000.00	0.169311	0.00	3,600.40	3,600.40	0.00	25,516,460.24	0.00
AR	126694WY0	Senior	Fix-30/360	100.00	6.003038	100.00	1.99	101.99	0.00	0.00	0.00
M	126694WS3	Mezzanine	Var-30/360	28,177,000.00	5.965654	1,975.75	140,078.53	142,054.28	0.00	28,175,024.25	0.00
B1	126694WT1	Junior	Var-30/360	18,198,000.00	5.965654	1,276.03	90,469.14	91,745.18	0.00	18,196,723.97	0.00
B2	126694WU8	Junior	Var-30/360	12,915,000.00	5.965654	905.59	64,205.35	65,110.94	0.00	12,914,094.41	0.00
B3	126694WV6	Junior	Var-30/360	8,805,000.00	5.965654	617.40	43,772.99	44,390.39	0.00	8,804,382.60	0.00
B4	126694WW4	Junior	Var-30/360	6,457,000.00	5.965654	452.76	32,100.19	32,552.95	0.00	6,456,547.24	0.00
B5	126694WX2	Junior	Var-30/360	4,696,402.00	5.965654	329.31	23,347.59	23,676.90	0.00	4,696,072.69	0.00
Totals				,174,056,502.00		2,343,349.02	5,836,680.14	8,180,029.19	0.00	,171,713,152.98	0.00

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212-815-7115

Distribution Date: 2/22/06

**CWMBS, Inc.**  
**CHL Mortgage Pass-Through Trust 2006-HYB1**  
**Series 2006-HYB1**

*Principal Distribution Detail*

Class	Cusip	Original Certificate Balance	Beginning Certificate Balance	Scheduled Principal Distribution	Unscheduled Principal Adjustments	Net Principal Distribution	Current Realized Losses	Ending Certificate Balance	Ending Certificate Factor
1A1	126694WE4	471,207,000.00	471,207,000.00	1,087,265.19	0.00	1,087,265.19	0.00	470,119,734.81	0.99769259543
1A2	126694WF1	52,356,000.00	52,356,000.00	120,806.47	0.00	120,806.47	0.00	52,235,193.53	0.99769259543
<b>1IO</b>		<b>523,563,000.00</b>	<b>523,563,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>522,354,928.34</b>	<b>0.99769259543</b>
1AIO	126694WG9	471,207,000.00	471,207,000.00	0.00	0.00	0.00	0.00	470,119,734.81	0.99769259543
1AIO	126694WG9	52,356,000.00	52,356,000.00	0.00	0.00	0.00	0.00	52,235,193.53	0.99769259543
2A1	126694WH7	100,000,000.00	100,000,000.00	252,882.68	0.00	252,882.68	0.00	99,747,117.32	0.99747117319
2A2A	126694WJ3	151,018,000.00	151,018,000.00	756,847.52	0.00	756,847.52	0.00	150,261,152.48	0.99498836219
2A2B	126694WK0	61,382,000.00	61,382,000.00	0.00	0.00	0.00	0.00	61,382,000.00	1.00000000000
2A2C	126694WL8	86,888,000.00	86,888,000.00	0.00	0.00	0.00	0.00	86,888,000.00	1.00000000000
2B	126694WM6	44,365,000.00	44,365,000.00	112,191.40	0.00	112,191.40	0.00	44,252,808.60	0.99747117319
<b>2IO</b>		<b>443,653,000.00</b>	<b>443,653,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>442,531,078.40</b>	<b>0.99747117319</b>
2AIO	126694WN4	100,000,000.00	100,000,000.00	0.00	0.00	0.00	0.00	99,747,117.32	0.99747117319
2AIO	126694WN4	151,018,000.00	151,018,000.00	0.00	0.00	0.00	0.00	150,261,152.48	0.99498836219
2AIO	126694WN4	61,382,000.00	61,382,000.00	0.00	0.00	0.00	0.00	61,382,000.00	1.00000000000
2AIO	126694WN4	86,888,000.00	86,888,000.00	0.00	0.00	0.00	0.00	86,888,000.00	1.00000000000
2AIO	126694WN4	44,365,000.00	44,365,000.00	0.00	0.00	0.00	0.00	44,252,808.60	0.99747117319
3A1	126694WP9	102,074,000.00	102,074,000.00	6,159.16	0.00	6,159.16	0.00	102,067,840.84	0.99993965982
3A2	126694WQ7	25,518,000.00	25,518,000.00	1,539.76	0.00	1,539.76	0.00	25,516,460.24	0.99993965982
<b>3IO</b>		<b>127,592,000.00</b>	<b>127,592,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>127,584,301.08</b>	<b>0.99993965985</b>
3AIO	126694WR5	102,074,000.00	102,074,000.00	0.00	0.00	0.00	0.00	102,067,840.84	0.99993965982
3AIO	126694WR5	25,518,000.00	25,518,000.00	0.00	0.00	0.00	0.00	25,516,460.24	0.99993965982
AR	126694WY0	100.00	100.00	100.00	0.00	100.00	0.00	0.00	0.00000000000
M	126694WS3	28,177,000.00	28,177,000.00	1,975.75	0.00	1,975.75	0.00	28,175,024.25	0.99992988069
B1	126694WT1	18,198,000.00	18,198,000.00	1,276.03	0.00	1,276.03	0.00	18,196,723.97	0.99992988069
B2	126694WU8	12,915,000.00	12,915,000.00	905.59	0.00	905.59	0.00	12,914,094.41	0.99992988069
B3	126694WV6	8,805,000.00	8,805,000.00	617.40	0.00	617.40	0.00	8,804,382.60	0.99992988069
B4	126694WW4	6,457,000.00	6,457,000.00	452.76	0.00	452.76	0.00	6,456,547.24	0.99992988069
B5	126694WX2	4,696,402.00	4,696,402.00	329.31	0.00	329.31	0.00	4,696,072.69	0.99992988069
Totals		1,174,056,502.00	1,174,056,502.00	2,343,349.02	0.00	2,343,349.02	0.00	1,171,713,152.98	

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Distribution Date: 2/22/06

**CWMBS, Inc.**  
**CHL Mortgage Pass-Through Trust 2006-HYB1**  
**Series 2006-HYB1**

*Interest Distribution Detail*

Class	Beginning Certificate Balance	Pass Through Rate (%)	Current Interest	Interest Carryforward Amount	Total Interest Due	Net Interest Shortfall	Interest Paid	Interest Carryforward After Dist.
1A1	471,207,000.00	5.423570	2,129,686.64	0.00	2,129,686.64	0.00	2,129,686.64	0.00
1A2	52,356,000.00	5.583570	243,611.14	0.00	243,611.14	0.00	243,611.14	0.00
<b>1IO</b>	<b>523,563,000.00</b>	<b>0.563468</b>	<b>245,842.54</b>	<b>0.00</b>	<b>245,842.54</b>	<b>0.00</b>	<b>245,842.54</b>	<b>0.00</b>
1AIO	471,207,000.00	0.579468	227,541.15	0.00	227,541.15	0.00	227,541.15	0.00
1AIO	52,356,000.00	0.419468	18,301.39	0.00	18,301.39	0.00	18,301.39	0.00
2A1	100,000,000.00	5.436015	453,001.24	0.00	453,001.24	0.00	453,001.24	0.00
2A2A	151,018,000.00	5.636015	709,283.08	0.00	709,283.08	0.00	709,283.08	0.00
2A2B	61,382,000.00	5.336015	272,946.05	0.00	272,946.05	0.00	272,946.05	0.00
2A2C	86,888,000.00	5.316015	384,914.92	0.00	384,914.92	0.00	384,914.92	0.00
2B	44,365,000.00	5.586015	206,519.62	0.00	206,519.62	0.00	206,519.62	0.00
<b>2IO</b>	<b>443,653,000.00</b>	<b>0.452087</b>	<b>167,141.45</b>	<b>0.00</b>	<b>167,141.45</b>	<b>0.00</b>	<b>167,141.45</b>	<b>0.00</b>
2AIO	100,000,000.00	0.497829	41,485.75	0.00	41,485.75	0.00	41,485.75	0.00
2AIO	151,018,000.00	0.297829	37,481.28	0.00	37,481.28	0.00	37,481.28	0.00
2AIO	61,382,000.00	0.597829	30,579.95	0.00	30,579.95	0.00	30,579.95	0.00
2AIO	86,888,000.00	0.617829	44,734.94	0.00	44,734.94	0.00	44,734.94	0.00
2AIO	44,365,000.00	0.347829	12,859.53	0.00	12,859.53	0.00	12,859.53	0.00
3A1	102,074,000.00	5.325546	452,999.85	0.00	452,999.85	0.00	452,999.85	0.00
3A2	25,518,000.00	5.753546	122,349.16	0.00	122,349.16	0.00	122,349.16	0.00
<b>3IO</b>	<b>127,592,000.00</b>	<b>0.511712</b>	<b>54,408.67</b>	<b>0.00</b>	<b>54,408.67</b>	<b>0.00</b>	<b>54,408.67</b>	<b>0.00</b>
3AIO	102,074,000.00	0.597311	50,808.27	0.00	50,808.27	0.00	50,808.27	0.00
3AIO	25,518,000.00	0.169311	3,600.40	0.00	3,600.40	0.00	3,600.40	0.00
AR	100.00	6.003038	0.50	0.00	0.50	0.00	1.99	0.00
M	28,177,000.00	5.965654	140,078.53	0.00	140,078.53	0.00	140,078.53	0.00
B1	18,198,000.00	5.965654	90,469.14	0.00	90,469.14	0.00	90,469.14	0.00
B2	12,915,000.00	5.965654	64,205.35	0.00	64,205.35	0.00	64,205.35	0.00
B3	8,805,000.00	5.965654	43,772.99	0.00	43,772.99	0.00	43,772.99	0.00
B4	6,457,000.00	5.965654	32,100.19	0.00	32,100.19	0.00	32,100.19	0.00
B5	4,696,402.00	5.965654	23,347.59	0.00	23,347.59	0.00	23,347.59	0.00
Totals	1,174,056,502.00		5,836,678.65	0.00	5,836,678.65	0.00	5,836,680.14	0.00

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Distribution Date: 2/22/06

**CWMBS, Inc.**  
**CHL Mortgage Pass-Through Trust 2006-HYB1**  
**Series 2006-HYB1**

*Current Payment Information*  
*Factors per \$1,000*

Class	Cusip	Original Certificate Balance	Beginning Certificate Balance	Principal Distribution	Interest Distribution	Ending Certificate Balance	Pass Through Rate (%)
1A1	126694WE4	471,207,000.00	1,000.000000000	2.307404574	4.519641345	997.692595426	5.423570
1A2	126694WF1	52,356,000.00	1,000.000000000	2.307404574	4.652974678	997.692595426	5.583570
<b>1IO</b>		<b>523,563,000.00</b>	<b>1,000.000000000</b>	<b>0.000000000</b>	<b>0.469556749</b>	<b>997.692595428</b>	<b>0.563468</b>
1AIO	126694WG9	471,207,000.00	1,000.000000000	0.000000000	0.482890000	997.692595426	0.579468
1AIO	126694WG9	52,356,000.00	1,000.000000000	0.000000000	0.349556667	997.692595426	0.419468
2A1	126694WH7	100,000,000.00	1,000.000000000	2.528826812	4.530012395	997.471173188	5.436015
2A2A	126694WJ3	151,018,000.00	1,000.000000000	5.011637810	4.696679062	994.988362190	5.636015
2A2B	126694WK0	61,382,000.00	1,000.000000000	0.000000000	4.446679062	1,000.000000000	5.336015
2A2C	126694WL8	86,888,000.00	1,000.000000000	0.000000000	4.430012395	1,000.000000000	5.316015
2B	126694WM6	44,365,000.00	1,000.000000000	2.528826812	4.655012395	997.471173188	5.586015
<b>2IO</b>		<b>443,653,000.00</b>	<b>1,000.000000000</b>	<b>0.000000000</b>	<b>0.376739141</b>	<b>997.471173192</b>	<b>0.452087</b>
2AIO	126694WN4	100,000,000.00	1,000.000000000	0.000000000	0.414857500	997.471173188	0.497829
2AIO	126694WN4	151,018,000.00	1,000.000000000	0.000000000	0.248190833	994.988362190	0.297829
2AIO	126694WN4	61,382,000.00	1,000.000000000	0.000000000	0.498190833	1,000.000000000	0.597829
2AIO	126694WN4	86,888,000.00	1,000.000000000	0.000000000	0.514857500	1,000.000000000	0.617829
2AIO	126694WN4	44,365,000.00	1,000.000000000	0.000000000	0.289857500	997.471173188	0.347829
3A1	126694WP9	102,074,000.00	1,000.000000000	0.060340178	4.437955294	999.939659822	5.325546
3A2	126694WQ7	25,518,000.00	1,000.000000000	0.060340178	4.794621961	999.939659822	5.753546
<b>3IO</b>		<b>127,592,000.00</b>	<b>1,000.000000000</b>	<b>0.000000000</b>	<b>0.426426970</b>	<b>999.939659853</b>	<b>0.511712</b>
3AIO	126694WR5	102,074,000.00	1,000.000000000	0.000000000	0.497759167	999.939659822	0.597311
3AIO	126694WR5	25,518,000.00	1,000.000000000	0.000000000	0.141092500	999.939659822	0.169311
AR	126694WY0	100.00	1,000.000000000	1,000.000000000	19.858624871	0.000000000	6.003038
M	126694WS3	28,177,000.00	1,000.000000000	0.070119312	4.971378434	999.929880688	5.965654
B1	126694WT1	18,198,000.00	1,000.000000000	0.070119312	4.971378434	999.929880688	5.965654
B2	126694WU8	12,915,000.00	1,000.000000000	0.070119312	4.971378434	999.929880688	5.965654
B3	126694WV6	8,805,000.00	1,000.000000000	0.070119312	4.971378434	999.929880688	5.965654
B4	126694WW4	6,457,000.00	1,000.000000000	0.070119312	4.971378434	999.929880688	5.965654
B5	126694WX2	4,696,402.00	1,000.000000000	0.070119312	4.971378434	999.929880688	5.965654
Totals		1,174,056,502.00	1,000.000000000	1.995942287	4.971379256	998.004057713	

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**Series 2006-HYB1**

**Pool Level Data**

Distribution Date		2/22/06
Cut-off Date		1/ 1/06
Record Date		1/31/06
Determination Date		2/ 17/06
Accrual Period 30/360	Begin	1/ 1/06
	End	2/ 1/06
Number of Days in 30/360 Accrual Period		30

**Component Note Details**

Class 1-A-1 IO	0.579468%
Class 1-A-2 IO	0.419468%
Class 2-A-1 IO	0.497829%
Class 2-A-2A IO	0.297829%
Class 2-A-2B IO	0.597829%
Class 2-A-2C IO	0.617829%
Class 2-B IO	0.347829%
Class 3-A-1 IO	0.597311%
Class 3-A-2 IO	0.169311%
Roll Date Components 1	NO
Roll Date Components 2	NO
Roll Date Components 3	NO

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212-815-3087  
Associate: Matthew Lilien  
212-815-7115

**CWMBS, Inc.**  
**CHL Mortgage Pass-Through Trust 2006-HYB1**  
**Series 2006-HYB1**

**Collateral Detail**

**Original Mortgage Loan Details**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Group III</b></u>	<u><b>Total</b></u>
Original Aggregate Loan Count	2,479	1,427	504	4,410
Original Stated Principal Balance	561,462,177.99	475,766,941.53	136,827,381.97	1,174,056,501.49
Original Weighted Average Mortgage Rate	6.265233%	6.194786%	6.183502%	
Original Weighted Average Net Mortgage Rate	6.003038%	5.933844%	5.922857%	
Original Weighted Average Remaining Term	360	360	360	

**Current Mortgage Loan Details**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Group III</b></u>	<u><b>Total</b></u>
Beginning Aggregate Loan Count	2,479	1,427	504	4,410
Loans Paid Off or otherwise removed pursuant to the PSA	<u>5</u>	<u>2</u>	<u>0</u>	<u>7</u>
Ending Aggregate Loan Count	2,474	1,425	504	4,403
Beginning Pool Stated Principal Balance	561,462,177.99	475,766,941.53	136,827,381.97	1,174,056,501.49
Scheduled Principal	32,019.81	42,537.30	7,767.00	82,324.11
Unscheduled Principal	1,178,313.21	1,082,255.54	456.17	2,261,024.92
Realized Principal Losses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Ending Pool Stated Principal Balance	560,251,844.97	474,642,148.69	136,819,158.80	1,171,713,152.46
Beginning Weighted Average Mortgage Rate	6.265233%	6.194786%	6.183502%	
Beginning Weighted Average Net Mortgage Rate	6.003038%	5.933844%	5.922857%	
Ending Weighted Average Mortgage Rate	6.265939%	6.194056%	6.183498%	
Ending Weighted Average Net Mortgage Rate	6.003737%	5.933131%	5.922853%	
Beginning Weighted Average Remaining Term to Maturity	360	360	360	
Ending Weighted Average Remaining Term to Maturity	359	359	359	

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**Delinquency Information**

Delinquency Information

	30-59 Days				60-89 Days				90+ Days			
	Count	Count %	Balance	Balance %	Count	Count %	Balance	Balance %	Count	Count %	Balance	Balance %
Group 1	5	0.20210%	1,260,796.46	0.22504%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
Group 2	2	0.14035%	1,400,000.00	0.29496%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
Group 3	4	0.79365%	1,374,700.00	1.00476%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
<b>Total</b>	<b>11</b>	<b>0.24983%</b>	<b>4,035,496.46</b>	<b>0.34441%</b>	<b>0</b>	<b>0.00000%</b>	<b>0.00</b>	<b>0.00000%</b>	<b>0</b>	<b>0.00000%</b>	<b>0.00</b>	<b>0.00000%</b>

	Foreclosure				Bankruptcy				REO			
	Count	Count %	Balance	Balance %	Count	Count %	Balance	Balance %	Count	Count %	Balance	Balance %
Group 1	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
Group 2	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
Group 3	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
<b>Total</b>	<b>0</b>	<b>0.00000%</b>	<b>0.00</b>	<b>0.00000%</b>	<b>0</b>	<b>0.00000%</b>	<b>0.00</b>	<b>0.00000%</b>	<b>0</b>	<b>0.00000%</b>	<b>0.00</b>	<b>0.00000%</b>

**60+ Delinquency, Foreclosure, Bankruptcy & REO Totals**

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</u>
Current	0.00	0.00	0.00	0.00
One-Month Prior	0.00	0.00	0.00	0.00
Two-Month Prior	0.00	0.00	0.00	0.00
Three-Month Prior	0.00	0.00	0.00	0.00
Four-Month Prior	0.00	0.00	0.00	0.00
Five-Month Prior	0.00	0.00	0.00	0.00
60+ Delinquency Average	0.00	0.00	0.00	0.00
Passing Delinquency Stepdown Requirement	YES	YES	YES	

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**Series 2006-HYB1**

**Available Funds**

**Interest**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Group III</b></u>	<u><b>Total</b></u>
Scheduled Interest	2,929,421.76	2,450,830.67	705,060.45	6,085,312.88
Less: Master Servicer Fee	115,322.05	94,357.06	28,542.23	238,221.34
Less: Trustee Fee	4,210.97	3,568.25	1,026.21	8,805.42
Less: Mortgage Loan Premiums	<u>1,155.81</u>	<u>299.20</u>	<u>150.96</u>	<u>1,605.97</u>
Total Interest Available	2,808,732.93	2,352,606.16	675,341.06	5,836,680.14

**Principal**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Group III</b></u>	<u><b>Total</b></u>
Scheduled Principal	32,019.81	42,537.30	7,767.00	82,324.11
Paid in Full Principal	1,147,850.00	1,065,100.00	0.00	2,212,950.00
Curtailment Principal	30,463.21	17,155.54	456.17	48,074.92
Liquidation Principal	0.00	0.00	0.00	0.00
Repurchased Principal	0.00	0.00	0.00	0.00
Substitution Adjustment Principal	0.00	0.00	0.00	0.00
Unanticipated Principal Recoveries	0.00	0.00	0.00	0.00
Insurance Principal Proceeds	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Principal Available	<u>1,210,333.02</u>	<u>1,124,792.84</u>	<u>8,223.17</u>	<u>2,343,349.03</u>

<b>Total Available Funds</b>	<b>4,019,065.95</b>	<b>3,477,399.00</b>	<b>683,564.23</b>	<b>8,180,029.17</b>
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Certificate Account		
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	Beginning Balance	0.00
Deposits	Remittance Amount	8,180,029.17
	Other Deposits required by the PSA	0.00
	Trustee Fee	<u>8,805.42</u>
	Total Deposits	8,188,834.60
Withdrawals	Available Funds, to the Distribution Account	8,180,029.17
	Trustee Fee	<u>8,805.42</u>
	Total Withdrawals	<u>8,188,834.60</u>
	Ending Balance	0.00

Distribution Account		
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	Beginning Balance	0.00
Deposits	Available Funds	8,180,029.17
	Other Deposits Required by the PSA	<u>0.00</u>
	Total Deposits	8,180,029.17
Withdrawals	Payments of Principal & Interest to the Classes	<u>8,180,029.17</u>
	Ending Balance	0.00

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**Fees of the Trust**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Group III</b></u>	<u><b>Total</b></u>
Gross Master Servicing Fee	117,310.62	99,588.83	28,542.23	245,441.68
Net Master Servicing Fee	115,322.05	94,357.06	28,542.23	238,221.34
Trustee Fee	4,210.97	3,568.25	1,026.21	8,805.42
Lpmi	<u>1,155.81</u>	<u>299.20</u>	<u>150.96</u>	<u>1,605.97</u>
Total Net Loan Fees	120,688.83	98,224.52	29,719.39	248,632.73

**Servicer Advances**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Group III</b></u>	<u><b>Total</b></u>
Principal Advances	0.00	0.00	0.00	0.00
Interest Advances	6,019.01	6,028.33	6,279.67	18,327.01
Reimbursement for Principal & Interest Advances	0.00	0.00	0.00	0.00
Reimbursement for Nonrecoverable Advances	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Advances	6,019.01	6,028.33	6,279.67	18,327.01

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**Mortgage Prepayment Details**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Group III</b></u>	<u><b>Total</b></u>
Principal Balance of Loans Paid in Full	1,147,850.00	1,065,100.00	0.00	2,212,950.00
Prepayment Interest Excess	0.00	0.00	0.00	0.00
Prepayment Interest Shortfall	1,988.57	5,231.77	0.00	7,220.34
Compensating Interest	1,988.57	5,231.77	0.00	7,220.34
Non-Supported Prepayment Interest Shortfall	0.00	0.00	0.00	0.00
Prepayment Charges	0.00	0.00	0.00	0.00
CPR %	2.490%	2.696%	0.004%	
SMM %	0.210%	0.227%	0.000%	

**Loan Substitution**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Group III</b></u>	<u><b>Total</b></u>
Aggregate Stated of Principal Balances Removed	0.00	0.00	0.00	0.00
Aggregate Stated of Principal Balance Added	0.00	0.00	0.00	0.00
Aggregate Principal Substitution Shortfall Amount	0.00	0.00	0.00	0.00

**Net Interest Shortfalls**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Group III</b></u>	<u><b>Total</b></u>
PPIS not Covered by Compensating Interest	0.00	0.00	0.00	0.00
Relief Act Reduction	0.00	0.00	0.00	0.00
Net Interest Shortfall	0.00	0.00	0.00	0.00

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**Principal Distribution Amounts**

**Senior and Subordinate Percentages**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Group III</b></u>
Senior Percentage Original	93.24993%	93.25007%	93.25034%
Senior Prepayment Percentage Original	100.00000%	100.00000%	100.00000%
Senior Percentage	93.24993%	93.25007%	93.25034%
Senior Prepayment Percentage	100.00000%	100.00000%	100.00000%
Subordinate Percentages	6.75007%	6.74993%	6.74966%
Subordinate Prepayment Percentage	0.00000%	0.00000%	0.00000%

**Principal Distribution Amounts**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Group III</b></u>	<u><b>Total</b></u>
Senior Principal Distribution Amount	1,208,171.66	1,121,921.60	7,698.92	2,337,792.19
Subordinate Principal Distribution Amount	<u>2,161.36</u>	<u>2,871.24</u>	<u>524.25</u>	<u>5,556.84</u>
Total Principal Distribution Amount	1,210,333.02	1,124,792.84	8,223.17	2,343,349.03

Two Times Test Condition

NO

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**Realized Loss Detail**

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</u>
Current Period Realized Losses	0.00	0.00	0.00	0.00
Cumulative Realized Losses	0.00	0.00	0.00	0.00
Total Liquidated Loan Balance	0.00	0.00	0.00	0.00
Total Liquidated Proceeds	0.00	0.00	0.00	0.00
Subsequent Recoveries	0.00	0.00	0.00	0.00
Passing Cumulative Loss Test	YES	YES	YES	

<u>Group</u>	<u>Loan ID</u>	<u>Liquidation Balance</u>	<u>Liquidation Proceeds</u>	<u>Realized Loss</u>
Group I	N/A			
Group II	N/A			
Group III	N/A			

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**Credit Enhancements**

**Subordination**

**Credit Support**

Class A  
Class A Percentage

<b><u>Original</u></b>	<b><u>Current</u></b>
1,094,808,100.00	1,092,470,307.81
93.250035%	93.237010%

Class M  
Class M Percentage

28,177,000.00	28,175,024.25
2.399970%	2.404601%

Class B1  
Class B1 Percentage

18,198,000.00	18,196,723.97
1.550011%	1.553002%

Class B2  
Class B2 Percentage

12,915,000.00	12,914,094.41
1.100032%	1.102155%

Class B3  
Class B3 Percentage

8,805,000.00	8,804,382.60
0.749964%	0.751411%

Class B4  
Class B4 Percentage

6,457,000.00	6,456,547.24
0.549974%	0.551035%

Class B5  
Class B5 Percentage

4,696,402.00	4,696,072.69
0.400015%	0.400787%

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**Coupons: Group I**

<u>Issuance Coupon</u>		<u>Number of Items</u>	<u>Percent of Items</u>	<u>Principal Balance</u>	<u>Percent of Balance</u>
< =	5.0	10	0.404	2,447,363.36	0.437
5.0	-	177	7.154	43,990,777.83	7.852
5.5	-	680	27.486	169,255,753.39	30.211
6.0	-	885	35.772	195,213,429.74	34.844
6.5	-	535	21.625	111,746,396.52	19.946
7.0	-	155	6.265	30,507,796.84	5.445
7.5	-	32	1.293	7,090,327.29	1.266
8.0	-	0	0.000	0.00	0.000
8.5	-	0	0.000	0.00	0.000
9.0	-	0	0.000	0.00	0.000
9.5	-	0	0.000	0.00	0.000
10.0	-	0	0.000	0.00	0.000
10.5	-	0	0.000	0.00	0.000
11.0	-	0	0.000	0.00	0.000
11.5	-	0	0.000	0.00	0.000
12.0	-	0	0.000	0.00	0.000
>	12.5	0	0.000	0.00	0.000
<b>Wgt Ave / Total:</b>		<b>2474</b>	<b>100.000</b>	<b>560,251,844.97</b>	<b>100.000</b>

**Coupons: Group II**

<u>Issuance Coupon</u>		<u>Number of Items</u>	<u>Percent of Items</u>	<u>Principal Balance</u>	<u>Percent of Balance</u>
< =	5.0	14	0.982	8,073,489.48	1.701
5.0	-	127	8.912	63,284,100.46	13.333
5.5	-	366	25.684	145,104,580.78	30.571
6.0	-	444	31.158	127,543,199.49	26.871
6.5	-	355	24.912	95,178,249.15	20.053
7.0	-	103	7.228	30,937,539.36	6.518
7.5	-	16	1.123	4,520,989.97	0.953
8.0	-	0	0.000	0.00	0.000
8.5	-	0	0.000	0.00	0.000
9.0	-	0	0.000	0.00	0.000
9.5	-	0	0.000	0.00	0.000
10.0	-	0	0.000	0.00	0.000
10.5	-	0	0.000	0.00	0.000

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**Series 2006-HYB1**

<u>Issuance Coupon</u>			Number of Items	Percent of Items	Principal Balance	Percent of Balance
11.0	-	11.5	0	0.000	0.00	0.000
11.5	-	12.0	0	0.000	0.00	0.000
12.0	-	12.5	0	0.000	0.00	0.000
>		12.5	0	0.000	0.00	0.000
<b>Wgt Ave / Total:</b>			<b>1425</b>	<b>100.000</b>	<b>474,642,148.69</b>	<b>100.000</b>

**Coupons: Group III**

<u>Issuance Coupon</u>			Number of Items	Percent of Items	Principal Balance	Percent of Balance
< =		5.0	2	0.397	852,000.00	0.623
5.0	-	5.5	55	10.913	20,223,636.40	14.781
5.5	-	6.0	130	25.794	39,612,979.71	28.953
6.0	-	6.5	170	33.730	42,527,137.41	31.083
6.5	-	7.0	111	22.024	24,350,139.11	17.797
7.0	-	7.5	30	5.952	8,330,826.19	6.089
7.5	-	8.0	6	1.190	922,439.98	0.674
8.0	-	8.5	0	0.000	0.00	0.000
8.5	-	9.0	0	0.000	0.00	0.000
9.0	-	9.5	0	0.000	0.00	0.000
9.5	-	10.0	0	0.000	0.00	0.000
10.0	-	10.5	0	0.000	0.00	0.000
10.5	-	11.0	0	0.000	0.00	0.000
11.0	-	11.5	0	0.000	0.00	0.000
11.5	-	12.0	0	0.000	0.00	0.000
12.0	-	12.5	0	0.000	0.00	0.000
>		12.5	0	0.000	0.00	0.000
<b>Wgt Ave / Total:</b>			<b>504</b>	<b>100.000</b>	<b>136,819,158.80</b>	<b>100.000</b>

**Balances: Group I**

<u>Update Face</u>			Number of Items	Percent of Items	Principal Balance	Percent of Balance
< =		0.00	0	0.000	0.00	0.000
0.00	-	25,000.00	0	0.000	0.00	0.000
25,000.00	-	50,000.00	7	0.283	297,360.24	0.053
50,000.00	-	75,000.00	56	2.264	3,566,130.88	0.637



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<u>Update Face</u>			Number of Items	Percent of Items	Principal Balance	Percent of Balance
75,000.00	-	100,000.00	95	3.840	8,467,653.28	1.511
100,000.00	-	125,000.00	172	6.952	19,599,903.63	3.498
125,000.00	-	150,000.00	252	10.186	34,851,177.95	6.221
150,000.00	-	175,000.00	260	10.509	42,371,725.04	7.563
175,000.00	-	200,000.00	249	10.065	46,954,896.12	8.381
200,000.00	-	225,000.00	224	9.054	47,637,024.93	8.503
225,000.00	-	250,000.00	190	7.680	45,265,906.80	8.080
250,000.00	-	275,000.00	211	8.529	55,419,766.61	9.892
275,000.00	-	300,000.00	194	7.842	56,003,276.12	9.996
300,000.00	-	325,000.00	148	5.982	46,364,237.73	8.276
325,000.00	-	350,000.00	150	6.063	50,753,144.78	9.059
350,000.00	-	375,000.00	121	4.891	43,706,956.56	7.801
375,000.00	-	400,000.00	89	3.597	34,792,925.31	6.210
400,000.00	-	425,000.00	40	1.617	16,363,532.92	2.921
425,000.00	-	450,000.00	3	0.121	1,318,899.98	0.235
450,000.00	-	475,000.00	6	0.243	2,764,360.27	0.493
475,000.00	-	500,000.00	3	0.121	1,443,999.99	0.258
500,000.00	-	525,000.00	1	0.040	508,000.00	0.091
525,000.00	-	550,000.00	1	0.040	528,000.00	0.094
550,000.00	-	575,000.00	0	0.000	0.00	0.000
575,000.00	-	600,000.00	0	0.000	0.00	0.000
600,000.00	-	625,000.00	0	0.000	0.00	0.000
625,000.00	-	650,000.00	2	0.081	1,272,965.83	0.227
650,000.00	-	675,000.00	0	0.000	0.00	0.000
675,000.00	-	700,000.00	0	0.000	0.00	0.000
700,000.00	-	725,000.00	0	0.000	0.00	0.000
725,000.00	-	750,000.00	0	0.000	0.00	0.000
750,000.00	-	775,000.00	0	0.000	0.00	0.000
775,000.00	-	800,000.00	0	0.000	0.00	0.000
>		800,000.00	0	0.000	0.00	0.000
<b>Wgt Ave / Total:</b>			<b>2474</b>	<b>100.000</b>	<b>560,251,844.97</b>	<b>100.000</b>

**Balances: Group II**

<u>Update Face</u>			Number of Items	Percent of Items	Principal Balance	Percent of Balance
< =		0.00	0	0.000	0.00	0.000
0.00	-	25,000.00	0	0.000	0.00	0.000
25,000.00	-	50,000.00	5	0.351	224,690.47	0.047
50,000.00	-	75,000.00	26	1.825	1,607,673.07	0.339

**THE  
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New York, NY 10286

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212-815-3087  
Associate: Matthew Lilien  
212-815-7115

**CWMBS, Inc.**  
**CHL Mortgage Pass-Through Trust 2006-HYB1**  
**Series 2006-HYB1**

<u>Update Face</u>			Number of Items	Percent of Items	Principal Balance	Percent of Balance
75,000.00	-	100,000.00	71	4.982	6,253,755.64	1.318
100,000.00	-	125,000.00	106	7.439	11,940,101.68	2.516
125,000.00	-	150,000.00	92	6.456	12,606,942.52	2.656
150,000.00	-	175,000.00	109	7.649	17,664,936.21	3.722
175,000.00	-	200,000.00	114	8.000	21,328,376.83	4.494
200,000.00	-	225,000.00	80	5.614	17,028,195.77	3.588
225,000.00	-	250,000.00	81	5.684	19,242,675.49	4.054
250,000.00	-	275,000.00	69	4.842	18,075,962.59	3.808
275,000.00	-	300,000.00	46	3.228	13,165,237.77	2.774
300,000.00	-	325,000.00	41	2.877	12,785,238.88	2.694
325,000.00	-	350,000.00	33	2.316	11,135,044.11	2.346
350,000.00	-	375,000.00	34	2.386	12,228,182.09	2.576
375,000.00	-	400,000.00	24	1.684	9,439,428.98	1.989
400,000.00	-	425,000.00	41	2.877	17,092,577.37	3.601
425,000.00	-	450,000.00	70	4.912	30,561,494.64	6.439
450,000.00	-	475,000.00	49	3.439	22,699,226.15	4.782
475,000.00	-	500,000.00	49	3.439	23,901,579.11	5.036
500,000.00	-	525,000.00	38	2.667	19,512,846.19	4.111
525,000.00	-	550,000.00	22	1.544	11,867,211.50	2.500
550,000.00	-	575,000.00	31	2.175	17,466,627.05	3.680
575,000.00	-	600,000.00	29	2.035	17,089,793.18	3.601
600,000.00	-	625,000.00	23	1.614	14,084,269.46	2.967
625,000.00	-	650,000.00	31	2.175	19,945,894.49	4.202
650,000.00	-	675,000.00	10	0.702	6,625,075.38	1.396
675,000.00	-	700,000.00	7	0.491	4,784,431.66	1.008
700,000.00	-	725,000.00	7	0.491	5,006,917.72	1.055
725,000.00	-	750,000.00	11	0.772	8,110,388.37	1.709
750,000.00	-	775,000.00	8	0.561	6,083,596.09	1.282
775,000.00	-	800,000.00	7	0.491	5,518,852.00	1.163
>		800,000.00	61	4.281	59,564,926.23	12.549
<b>Wgt Ave / Total:</b>			<b>1425</b>	<b>100.000</b>	<b>474,642,148.69</b>	<b>100.000</b>

**Balances: Group III**

<u>Update Face</u>			Number of Items	Percent of Items	Principal Balance	Percent of Balance
< =		0.00	0	0.000	0.00	0.000
0.00	-	25,000.00	0	0.000	0.00	0.000
25,000.00	-	50,000.00	0	0.000	0.00	0.000
50,000.00	-	75,000.00	10	1.984	646,800.38	0.473

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**CWMBS, Inc.**  
**CHL Mortgage Pass-Through Trust 2006-HYB1**  
**Series 2006-HYB1**

<u>Update Face</u>			Number of Items	Percent of Items	Principal Balance	Percent of Balance
75,000.00	-	100,000.00	25	4.960	2,250,829.71	1.645
100,000.00	-	125,000.00	35	6.944	4,022,622.19	2.940
125,000.00	-	150,000.00	45	8.929	6,236,857.53	4.558
150,000.00	-	175,000.00	48	9.524	7,835,778.73	5.727
175,000.00	-	200,000.00	44	8.730	8,229,902.33	6.015
200,000.00	-	225,000.00	37	7.341	7,888,672.24	5.766
225,000.00	-	250,000.00	41	8.135	9,701,593.61	7.091
250,000.00	-	275,000.00	27	5.357	7,081,214.92	5.176
275,000.00	-	300,000.00	29	5.754	8,329,879.87	6.088
300,000.00	-	325,000.00	26	5.159	8,120,503.44	5.935
325,000.00	-	350,000.00	20	3.968	6,771,487.34	4.949
350,000.00	-	375,000.00	24	4.762	8,666,956.93	6.335
375,000.00	-	400,000.00	19	3.770	7,421,077.86	5.424
400,000.00	-	425,000.00	11	2.183	4,562,250.00	3.335
425,000.00	-	450,000.00	10	1.984	4,358,015.40	3.185
450,000.00	-	475,000.00	6	1.190	2,781,731.81	2.033
475,000.00	-	500,000.00	5	0.992	2,442,121.49	1.785
500,000.00	-	525,000.00	6	1.190	3,079,132.44	2.251
525,000.00	-	550,000.00	5	0.992	2,685,200.00	1.963
550,000.00	-	575,000.00	4	0.794	2,236,408.42	1.635
575,000.00	-	600,000.00	7	1.389	4,185,069.23	3.059
600,000.00	-	625,000.00	2	0.397	1,213,140.00	0.887
625,000.00	-	650,000.00	4	0.794	2,557,994.69	1.870
650,000.00	-	675,000.00	0	0.000	0.00	0.000
675,000.00	-	700,000.00	0	0.000	0.00	0.000
700,000.00	-	725,000.00	0	0.000	0.00	0.000
725,000.00	-	750,000.00	1	0.198	727,900.00	0.532
750,000.00	-	775,000.00	1	0.198	753,401.56	0.551
775,000.00	-	800,000.00	0	0.000	0.00	0.000
>		800,000.00	12	2.381	12,032,616.68	8.795
<b>Wgt Ave / Total:</b>			<b>504</b>	<b>100.000</b>	<b>136,819,158.80</b>	<b>100.000</b>

**Remaining Term: Group I**

<u>Update Term</u>			Number of Items	Percent of Items	Principal Balance	Percent of Balance
< =		120	0	0.000	0.00	0.000
120	-	180	0	0.000	0.00	0.000
180	-	300	0	0.000	0.00	0.000
300	-	360	2474	100.000	560,251,844.97	100.000

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**Series 2006-HYB1**

<u>Update Term</u>	<b>Number of Items</b>	<b>Percent of Items</b>	<b>Principal Balance</b>	<b>Percent of Balance</b>
> 360	0	0.000	0.00	0.000
<b>Wgt Ave / Total:</b>	<b>2474</b>	<b>100.000</b>	<b>560,251,844.97</b>	<b>100.000</b>

**Remaining Term: Group II**

<u>Update Term</u>	<b>Number of Items</b>	<b>Percent of Items</b>	<b>Principal Balance</b>	<b>Percent of Balance</b>
< = 120	0	0.000	0.00	0.000
120 - 180	0	0.000	0.00	0.000
180 - 300	0	0.000	0.00	0.000
300 - 360	1425	100.000	474,642,148.69	100.000
> 360	0	0.000	0.00	0.000
<b>Wgt Ave / Total:</b>	<b>1425</b>	<b>100.000</b>	<b>474,642,148.69</b>	<b>100.000</b>

**Remaining Term: Group III**

<u>Update Term</u>	<b>Number of Items</b>	<b>Percent of Items</b>	<b>Principal Balance</b>	<b>Percent of Balance</b>
< = 120	0	0.000	0.00	0.000
120 - 180	0	0.000	0.00	0.000
180 - 300	0	0.000	0.00	0.000
300 - 360	504	100.000	136,819,158.80	100.000
> 360	0	0.000	0.00	0.000
<b>Wgt Ave / Total:</b>	<b>504</b>	<b>100.000</b>	<b>136,819,158.80</b>	<b>100.000</b>