



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

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

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	442,240,155.23	5.408387	9,465,725.66	1,993,171.55	11,458,897.21	0.00	432,774,429.57	0.00
1A2	126694WF1	Senior	Var-30/360	49,137,482.18	5.568387	1,051,740.60	228,013.76	1,279,754.36	0.00	48,085,741.58	0.00
1IO				491,377,637.41	0.563468	0.00	230,729.68	230,729.68	0.00	480,860,171.15	0.00
1AIO	126694WG9	Strip IO	Fix-30/360	442,240,155.23	0.579468	0.00	213,553.35	213,553.35	0.00	432,774,429.57	0.00
1AIO	126694WG9	Strip IO	Fix-30/360	49,137,482.18	0.419468	0.00	17,176.33	17,176.33	0.00	48,085,741.58	0.00
2A1	126694WH7	Senior	Var-30/360	93,414,616.68	5.422469	2,291,746.95	422,114.92	2,713,861.87	0.00	91,122,869.73	0.00
2A2A	126694WJ3	Senior	Var-30/360	131,308,737.98	5.622469	6,858,923.62	615,232.81	7,474,156.43	0.00	124,449,814.36	0.00
2A2B	126694WK0	Senior	Var-30/360	61,382,000.00	5.322469	0.00	272,253.18	272,253.18	0.00	61,382,000.00	0.00
2A2C	126694WL8	Senior	Var-30/360	86,888,000.00	5.302469	0.00	383,934.14	383,934.14	0.00	86,888,000.00	0.00
2B	126694WM6	Senior	Var-30/360	41,443,394.69	5.572469	1,016,733.54	192,451.71	1,209,185.24	0.00	40,426,661.16	0.00
2IO				414,436,749.35	0.459431	0.00	158,670.95	158,670.95	0.00	404,269,345.25	0.00
2AIO	126694WN4	Strip IO	Fix-30/360	93,414,616.68	0.497829	0.00	38,753.75	38,753.75	0.00	91,122,869.73	0.00
2AIO	126694WN4	Strip IO	Fix-30/360	131,308,737.98	0.297829	0.00	32,589.63	32,589.63	0.00	124,449,814.36	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	41,443,394.69	0.347829	0.00	12,012.68	12,012.68	0.00	40,426,661.16	0.00
3A1	126694WP9	Senior	Var-30/360	99,739,716.37	5.318451	688,330.37	442,050.64	1,130,381.01	0.00	99,051,386.00	0.00
3A2	126694WQ7	Senior	Var-30/360	24,934,440.53	5.746451	172,079.22	119,403.78	291,483.00	0.00	24,762,361.31	0.00
3IO				124,674,156.90	0.511712	0.00	53,164.42	53,164.42	0.00	123,813,747.31	0.00
3AIO	126694WR5	Strip IO	Fix-30/360	99,739,716.37	0.597311	0.00	49,646.36	49,646.36	0.00	99,051,386.00	0.00
3AIO	126694WR5	Strip IO	Fix-30/360	24,934,440.53	0.169311	0.00	3,518.06	3,518.06	0.00	24,762,361.31	0.00
AR	126694WY0	Senior	Fix-30/360	0.00	5.987855	0.00	0.00	0.00	0.00	0.00	0.00
M	126694WS3	Mezzanine	Var-30/360	28,167,139.35	5.952079	1,993.96	139,710.86	141,704.82	0.00	28,165,145.40	0.00
B1	126694WT1	Junior	Var-30/360	18,191,631.54	5.952079	1,287.79	90,231.69	91,519.48	0.00	18,190,343.75	0.00
B2	126694WU8	Junior	Var-30/360	12,910,480.35	5.952079	913.93	64,036.83	64,950.77	0.00	12,909,566.41	0.00
B3	126694WV6	Junior	Var-30/360	8,801,918.66	5.952079	623.09	43,658.10	44,281.18	0.00	8,801,295.57	0.00
B4	126694WW4	Junior	Var-30/360	6,454,740.35	5.952079	456.93	32,015.94	32,472.87	0.00	6,454,283.42	0.00
B5	126694WX2	Junior	Var-30/360	4,694,759.32	5.952079	331.69	23,286.32	23,618.01	0.00	4,694,427.62	0.00
Totals				1,109,709,213.23		21,550,887.35	5,504,131.28	27,055,018.62	0.00	1,088,158,325.88	0.00



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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	442,240,155.23	9,465,725.66	0.00	9,465,725.66	0.00	432,774,429.57	0.91843803163
1A2	126694WF1	52,356,000.00	49,137,482.18	1,051,740.60	0.00	1,051,740.60	0.00	48,085,741.58	0.91843803163
IIO		523,563,000.00	491,377,637.41	0.00	0.00	0.00	0.00	480,860,171.15	0.91843803162
1AIO	126694WG9	471,207,000.00	442,240,155.23	0.00	0.00	0.00	0.00	432,774,429.57	0.91843803163
1AIO	126694WG9	52,356,000.00	49,137,482.18	0.00	0.00	0.00	0.00	48,085,741.58	0.91843803163
2A1	126694WH7	100,000,000.00	93,414,616.68	2,291,746.95	0.00	2,291,746.95	0.00	91,122,869.73	0.91122869732
2A2A	126694WJ3	151,018,000.00	131,308,737.98	6,858,923.62	0.00	6,858,923.62	0.00	124,449,814.36	0.82407272221
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	41,443,394.69	1,016,733.54	0.00	1,016,733.54	0.00	40,426,661.16	0.91122869732
2IO		443,653,000.00	414,436,749.35	0.00	0.00	0.00	0.00	404,269,345.25	0.91122869732
2AIO	126694WN4	100,000,000.00	93,414,616.68	0.00	0.00	0.00	0.00	91,122,869.73	0.91122869732
2AIO	126694WN4	151,018,000.00	131,308,737.98	0.00	0.00	0.00	0.00	124,449,814.36	0.82407272221
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	41,443,394.69	0.00	0.00	0.00	0.00	40,426,661.16	0.91122869732
3A1	126694WP9	102,074,000.00	99,739,716.37	688,330.37	0.00	688,330.37	0.00	99,051,386.00	0.97038801260
3A2	126694WQ7	25,518,000.00	24,934,440.53	172,079.22	0.00	172,079.22	0.00	24,762,361.31	0.97038801260
3IO		127,592,000.00	124,674,156.90	0.00	0.00	0.00	0.00	123,813,747.31	0.97038801265
3AIO	126694WR5	102,074,000.00	99,739,716.37	0.00	0.00	0.00	0.00	99,051,386.00	0.97038801260
3AIO	126694WR5	25,518,000.00	24,934,440.53	0.00	0.00	0.00	0.00	24,762,361.31	0.97038801260
AR	126694WY0	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000000
M	126694WS3	28,177,000.00	28,167,139.35	1,993.96	0.00	1,993.96	0.00	28,165,145.40	0.99957928086
B1	126694WT1	18,198,000.00	18,191,631.54	1,287.79	0.00	1,287.79	0.00	18,190,343.75	0.99957928086
B2	126694WU8	12,915,000.00	12,910,480.35	913.93	0.00	913.93	0.00	12,909,566.41	0.99957928086
B3	126694WV6	8,805,000.00	8,801,918.66	623.09	0.00	623.09	0.00	8,801,295.57	0.99957928086
B4	126694WW4	6,457,000.00	6,454,740.35	456.93	0.00	456.93	0.00	6,454,283.42	0.99957928086
B5	126694WX2	4,696,402.00	4,694,759.32	331.69	0.00	331.69	0.00	4,694,427.62	0.99957959809
Totals		1,174,056,502.00	1,109,709,213.23	21,550,887.35	0.00	21,550,887.35	0.00	1,088,158,325.88	



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Series 2006-HYB1

Interest Distribution Detail

Class	Beginning Certificate Balance	Pass Through Rate (%)	Current Interest	Total Interest Due	Net Interest Shortfall	Interest Paid
1A1	442,240,155.23	5.408387	1,993,171.55	1,993,171.55	0.00	1,993,171.55
1A2	49,137,482.18	5.568387	228,013.76	228,013.76	0.00	228,013.76
1IO	491,377,637.41	0.563468	230,729.68	230,729.68	0.00	230,729.68
1AIO	442,240,155.23	0.579468	213,553.35	213,553.35	0.00	213,553.35
1AIO	49,137,482.18	0.419468	17,176.33	17,176.33	0.00	17,176.33
2A1	93,414,616.68	5.422469	422,114.92	422,114.92	0.00	422,114.92
2A2A	131,308,737.98	5.622469	615,232.81	615,232.81	0.00	615,232.81
2A2B	61,382,000.00	5.322469	272,253.18	272,253.18	0.00	272,253.18
2A2C	86,888,000.00	5.302469	383,934.14	383,934.14	0.00	383,934.14
2B	41,443,394.69	5.572469	192,451.71	192,451.71	0.00	192,451.71
2IO	414,436,749.35	0.459431	158,670.95	158,670.95	0.00	158,670.95
2AIO	93,414,616.68	0.497829	38,753.75	38,753.75	0.00	38,753.75
2AIO	131,308,737.98	0.297829	32,589.63	32,589.63	0.00	32,589.63
2AIO	61,382,000.00	0.597829	30,579.95	30,579.95	0.00	30,579.95
2AIO	86,888,000.00	0.617829	44,734.94	44,734.94	0.00	44,734.94
2AIO	41,443,394.69	0.347829	12,012.68	12,012.68	0.00	12,012.68
3A1	99,739,716.37	5.318451	442,050.64	442,050.64	0.00	442,050.64
3A2	24,934,440.53	5.746451	119,403.78	119,403.78	0.00	119,403.78
3IO	124,674,156.90	0.511712	53,164.42	53,164.42	0.00	53,164.42
3AIO	99,739,716.37	0.597311	49,646.36	49,646.36	0.00	49,646.36
3AIO	24,934,440.53	0.169311	3,518.06	3,518.06	0.00	3,518.06
AR	0.00	5.987855	0.00	0.00	0.00	0.00
M	28,167,139.35	5.952079	139,710.86	139,710.86	0.00	139,710.86
B1	18,191,631.54	5.952079	90,231.69	90,231.69	0.00	90,231.69
B2	12,910,480.35	5.952079	64,036.83	64,036.83	0.00	64,036.83
B3	8,801,918.66	5.952079	43,658.10	43,658.10	0.00	43,658.10
B4	6,454,740.35	5.952079	32,015.94	32,015.94	0.00	32,015.94
B5	4,694,759.32	5.952079	23,286.32	23,286.32	0.00	23,286.32
Totals	1,109,709,213.23		5,504,131.28	5,504,131.28	0.00	5,504,131.28



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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	938.526285119	20.088253486	4.229927710	918.438031633	5.408387
1A2	126694WF1	52,356,000.00	938.526285119	20.088253486	4.355064548	918.438031633	5.568387
1IO		523,563,000.00	938.526285108	0.000000000	0.440691340	918.438031622	0.563468
1AIO	126694WG9	471,207,000.00	938.526285119	0.000000000	0.453204958	918.438031633	0.579468
1AIO	126694WG9	52,356,000.00	938.526285119	0.000000000	0.328068120	918.438031633	0.419468
2A1	126694WH7	100,000,000.00	934.146166843	22.917469528	4.221149201	911.228697315	5.422469
2A2A	126694WJ3	151,018,000.00	869.490643382	45.417921176	4.073903808	824.072722206	5.622469
2A2B	126694WK0	61,382,000.00	1,000.000000000	0.000000000	4.435391199	1,000.000000000	5.322469
2A2C	126694WL8	86,888,000.00	1,000.000000000	0.000000000	4.418724533	1,000.000000000	5.302469
2B	126694WM6	44,365,000.00	934.146166843	22.917469528	4.337917472	911.228697315	5.572469
2IO		443,653,000.00	934.146166824	0.000000000	0.357646517	911.228697315	0.459431
2AIO	126694WN4	100,000,000.00	934.146166843	0.000000000	0.387537543	911.228697315	0.497829
2AIO	126694WN4	151,018,000.00	869.490643382	0.000000000	0.215799607	824.072722206	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	934.146166843	0.000000000	0.270769273	911.228697315	0.347829
3A1	126694WP9	102,074,000.00	977.131457241	6.743444637	4.330687981	970.388012603	5.318451
3A2	126694WQ7	25,518,000.00	977.131457241	6.743444637	4.679198201	970.388012603	5.746451
3IO		127,592,000.00	977.131457301	0.000000000	0.416675183	970.388012650	0.511712
3AIO	126694WR5	102,074,000.00	977.131457241	0.000000000	0.486376140	970.388012603	0.597311
3AIO	126694WR5	25,518,000.00	977.131457241	0.000000000	0.137865920	970.388012603	0.169311
AR	126694WY0	100.00	0.000000000	0.000000000	0.000000000	0.000000000	5.987855
M	126694WS3	28,177,000.00	999.650046237	0.070765381	4.958330017	999.579280856	5.952079
B1	126694WT1	18,198,000.00	999.650046237	0.070765381	4.958330017	999.579280856	5.952079
B2	126694WU8	12,915,000.00	999.650046237	0.070765381	4.958330017	999.579280856	5.952079
B3	126694WV6	8,805,000.00	999.650046237	0.070765381	4.958330017	999.579280856	5.952079
B4	126694WW4	6,457,000.00	999.650046237	0.070765381	4.958330017	999.579280856	5.952079
B5	126694WX2	4,696,402.00	999.650225207	0.070627118	4.958330904	999.579598090	5.952079
Totals		1,174,056,502.00	945.192340692	18.355920105	4.688131509	926.836420587	



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Pool Level Data

Distribution Date		7/20/06
Cut-off Date		1/ 1/06
Record Date		6/30/06
Determination Date		7/14/06
Accrual Period 30/360	Begin	6/ 1/06
	End	7/ 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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Collateral Detail

Original Mortgage Loan Details

	Group I	Group II	Group III	Total
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

	Group I	Group II	Group III	Total
Beginning Aggregate Loan Count	2,348	1,349	492	4,189
Loans Paid Off or otherwise removed pursuant to the PSA	43	28	4	75
Ending Aggregate Loan Count	2,305	1,321	488	4,114
Beginning Pool Stated Principal Balance	529,265,478.92	446,537,024.83	133,906,708.13	1,109,709,211.88
Scheduled Principal	32,344.45	37,854.21	8,287.62	78,486.28
Unscheduled Principal	10,487,437.21	10,132,271.13	852,693.38	21,472,401.72
Realized Principal Losses	0.00	0.00	0.00	0.00
Ending Pool Stated Principal Balance	518,745,697.26	436,366,899.49	133,045,727.13	1,088,158,323.88
Beginning Weighted Average Mortgage Rate	6.250221%	6.181291%	6.176442%	
Beginning Weighted Average Net Mortgage Rate	5.987855%	5.920298%	5.915762%	
Ending Weighted Average Mortgage Rate	6.242488%	6.175537%	6.171841%	
Ending Weighted Average Net Mortgage Rate	5.980533%	5.914544%	5.911150%	
Beginning Weighted Average Remaining Term to Maturity	355	355	355	
Ending Weighted Average Remaining Term to Maturity	354	354	354	



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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	44	1.90889%	10,019,881.04	1.93156%	9	0.39046%	2,026,743.91	0.39070%	5	0.21692%	994,735.63	0.19176%
Group 2	28	2.11961%	7,663,310.60	1.75616%	4	0.30280%	1,783,162.73	0.40864%	3	0.22710%	1,675,300.00	0.38392%
Group 3	11	2.25410%	2,874,658.57	2.16065%	3	0.61475%	543,454.09	0.40847%	1	0.20492%	206,500.00	0.15521%
Total	83	2.01750%	20,557,850.21	1.88923%	16	0.38892%	4,353,360.73	0.40007%	9	0.21877%	2,876,535.63	0.26435%

	Foreclosure				Bankruptcy				REO			
	Count	Count %	Balance	Balance %	Count	Count %	Balance	Balance %	Count	Count %	Balance	Balance %
Group 1	7	0.30369%	1,639,249.98	0.31600%	1	0.04338%	293,299.99	0.05654%	0	0.00000%	0.00	0.00000%
Group 2	4	0.30280%	1,271,006.45	0.29127%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
Group 3	2	0.40984%	566,761.00	0.42599%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
Total	13	0.31599%	3,477,017.43	0.31953%	1	0.02431%	293,299.99	0.02695%	0	0.00000%	0.00	0.00000%

60+ Delinquency, Foreclosure, Bankruptcy & REO Totals

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</u>
Current	4,954,029.51	4,729,469.18	1,316,715.09	11,000,213.78
One-Month Prior	4,685,785.57	4,608,374.24	941,240.91	10,235,400.72
Two-Month Prior	2,697,335.71	2,293,334.16	670,293.68	5,660,963.55
Three-Month Prior	1,176,699.99	2,987,771.37	547,160.99	4,711,632.35
Four-Month Prior	272,300.00	744,250.00	0.00	1,016,550.00
Five-Month Prior	0.00	0.00	0.00	0.00
60+ Delinquency Average	2,297,691.80	2,560,533.16	579,235.11	5,437,460.07
Passing Delinquency Stepdown Requirement	YES	YES	YES	



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

Available Funds

Interest

	Group I	Group II	Group III	Total
Scheduled Interest	2,728,258.25	2,268,335.03	686,166.34	5,682,759.61
Less: Master Servicer Fee	82,163.05	61,660.64	24,877.58	168,701.27
Less: Trustee Fee	3,969.49	3,349.03	1,004.30	8,322.82
Less: Mortgage Loan Premiums	<u>1,155.33</u>	<u>298.62</u>	<u>150.95</u>	<u>1,604.90</u>
Total Interest Available	2,640,970.37	2,203,026.75	660,133.50	5,504,130.62

Principal

	Group I	Group II	Group III	Total
Scheduled Principal	32,344.45	37,854.21	8,287.62	78,486.28
Paid in Full Principal	10,435,079.29	10,029,949.44	842,251.35	21,307,280.08
Curtailment Principal	52,357.92	102,321.69	10,442.03	165,121.64
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>10,519,781.66</u>	<u>10,170,125.34</u>	<u>860,981.00</u>	<u>21,550,888.00</u>

Total Available Funds	13,160,752.03	12,373,152.09	1,521,114.50	27,055,018.62
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CHL Mortgage Pass-Through Trust 2006-HYB1
Series 2006-HYB1

Certificate Account

	Beginning Balance	0.00
Deposits	Remittance Amount	27,055,018.62
	Other Deposits required by the PSA	0.00
	Trustee Fee	<u>8,322.82</u>
	Total Deposits	27,063,341.44
Withdrawals	Available Funds, to the Distribution Account	27,055,018.62
	Trustee Fee	<u>8,322.82</u>
	Total Withdrawals	<u>27,063,341.44</u>
	Ending Balance	0.00

Distribution Account

	Beginning Balance	0.00
Deposits	Available Funds	27,055,018.62
	Other Deposits Required by the PSA	<u>0.00</u>
	Total Deposits	27,055,018.62
Withdrawals	Payments of Principal & Interest to the Classes	<u>27,055,018.62</u>
	Ending Balance	0.00



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CHL Mortgage Pass-Through Trust 2006-HYB1
Series 2006-HYB1

Fees of the Trust

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</u>
Gross Master Servicing Fee	110,593.04	93,471.57	27,933.74	231,998.35
Net Master Servicing Fee	82,163.05	61,660.64	24,877.58	168,701.27
Trustee Fee	3,969.49	3,349.03	1,004.30	8,322.82
Lpmi	<u>1,155.33</u>	<u>298.62</u>	<u>150.95</u>	<u>1,604.90</u>
Total Net Loan Fees	87,287.88	65,308.28	26,032.83	178,628.99

Servicer Advances

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</u>
Principal Advances	174.15	2,007.81	141.87	2,323.83
Interest Advances	81,413.08	69,440.96	23,268.47	174,122.51
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	81,587.23	71,448.77	23,410.34	176,446.34



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Series 2006-HYB1

Mortgage Prepayment Details

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</u>
Principal Balance of Loans Paid in Full	10,435,079.29	10,029,949.44	842,251.35	21,307,280.08
Prepayment Interest Excess	0.00	0.00	0.00	0.00
Prepayment Interest Shortfall	28,429.99	31,810.93	3,056.16	63,297.07
Compensating Interest	28,429.99	31,810.93	3,056.16	63,297.07
Non-Supported Prepayment Interest Shortfall	0.00	0.00	0.00	0.00
Prepayment Charges	0.00	0.00	0.00	0.00
CPR %	21.352%	24.077%	7.380%	
SMM %	1.982%	2.269%	0.637%	

Loan Substitution

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</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>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</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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Series 2006-HYB1

Principal Distribution Amounts

Senior and Subordinate Percentages

	Group I	Group II	Group III
Senior Percentage Original	93.24993%	93.25007%	93.25034%
Senior Prepayment Percentage Original	100.00000%	100.00000%	100.00000%
Senior Percentage	92.84143%	92.81128%	93.10524%
Senior Prepayment Percentage	100.00000%	100.00000%	100.00000%
Subordinate Percentages	7.15857%	7.18872%	6.89476%
Subordinate Prepayment Percentage	0.00000%	0.00000%	0.00000%

Principal Distribution Amounts

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</u>
Senior Principal Distribution Amount	10,517,466.26	10,167,404.11	860,409.59	21,545,279.96
Subordinate Principal Distribution Amount	<u>2,315.40</u>	<u>2,721.23</u>	<u>571.41</u>	<u>5,608.04</u>
Total Principal Distribution Amount	10,519,781.66	10,170,125.34	860,981.00	21,550,888.00

Two Times Test Condition

NO



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CHL Mortgage Pass-Through Trust 2006-HYB1
Series 2006-HYB1

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	

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



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CHL Mortgage Pass-Through Trust 2006-HYB1
Series 2006-HYB1

Credit Enhancements

Subordination

Credit Support

Class A
Class A Percentage

Original	Current
1,094,808,100.00	1,008,943,263.71
93.250035%	92.720263%

Class M
Class M Percentage

28,177,000.00	28,165,145.40
2.399970%	2.588332%

Class B1
Class B1 Percentage

18,198,000.00	18,190,343.75
1.550011%	1.671663%

Class B2
Class B2 Percentage

12,915,000.00	12,909,566.41
1.100032%	1.186368%

Class B3
Class B3 Percentage

8,805,000.00	8,801,295.57
0.749964%	0.808825%

Class B4
Class B4 Percentage

6,457,000.00	6,454,283.42
0.549974%	0.593138%

Class B5
Class B5 Percentage

4,696,402.00	4,694,427.62
0.400015%	0.431410%



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CHL Mortgage Pass-Through Trust 2006-HYB1
Series 2006-HYB1

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>
< =	5.000000000000	10	0.434	2,438,413.04	0.470
5.000000000000	- 5.501000000000	173	7.505	42,741,179.48	8.239
5.501000000000	- 6.001000000000	659	28.590	163,669,017.38	31.551
6.001000000000	- 6.501000000000	821	35.618	179,338,261.03	34.572
6.501000000000	- 7.001000000000	486	21.085	100,407,209.78	19.356
7.001000000000	- 7.501000000000	133	5.770	25,853,573.81	4.984
7.501000000000	- 8.001000000000	23	0.998	4,298,042.74	0.829
8.001000000000	- 8.501000000000	0	0.000	0.00	0.000
8.501000000000	- 9.001000000000	0	0.000	0.00	0.000
9.001000000000	- 9.501000000000	0	0.000	0.00	0.000
9.501000000000	- 10.001000000000	0	0.000	0.00	0.000
10.001000000000	- 10.501000000000	0	0.000	0.00	0.000
10.501000000000	- 11.001000000000	0	0.000	0.00	0.000
11.001000000000	- 11.501000000000	0	0.000	0.00	0.000
11.501000000000	- 12.001000000000	0	0.000	0.00	0.000
12.001000000000	- 12.501000000000	0	0.000	0.00	0.000
>	12.501000000000	0	0.000	0.00	0.000
Wgt Ave / Total:		2305	100.000	518,745,697.26	100.000

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>
< =	5.000000000000	12	0.908	6,355,743.80	1.457
5.000000000000	- 5.501000000000	124	9.387	61,056,689.79	13.992
5.501000000000	- 6.001000000000	350	26.495	139,226,905.65	31.906
6.001000000000	- 6.501000000000	415	31.416	116,605,762.73	26.722
6.501000000000	- 7.001000000000	315	23.846	80,869,174.49	18.532
7.001000000000	- 7.501000000000	90	6.813	27,899,834.01	6.394
7.501000000000	- 8.001000000000	15	1.136	4,352,789.02	0.998
8.001000000000	- 8.501000000000	0	0.000	0.00	0.000
8.501000000000	- 9.001000000000	0	0.000	0.00	0.000
9.001000000000	- 9.501000000000	0	0.000	0.00	0.000
9.501000000000	- 10.001000000000	0	0.000	0.00	0.000
10.001000000000	- 10.501000000000	0	0.000	0.00	0.000
10.501000000000	- 11.001000000000	0	0.000	0.00	0.000



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CHL Mortgage Pass-Through Trust 2006-HYB1
Series 2006-HYB1

<u>Issuance Coupon</u>	<u>Number of Items</u>	<u>Percent of Items</u>	<u>Principal Balance</u>	<u>Percent of Balance</u>
11.001000000000 - 11.501000000000	0	0.000	0.00	0.000
11.501000000000 - 12.001000000000	0	0.000	0.00	0.000
12.001000000000 - 12.501000000000	0	0.000	0.00	0.000
> 12.501000000000	0	0.000	0.00	0.000
Wgt Ave / Total:	1321	100.000	436,366,899.49	100.000

Coupons: Group III

<u>Issuance Coupon</u>	<u>Number of Items</u>	<u>Percent of Items</u>	<u>Principal Balance</u>	<u>Percent of Balance</u>
< = 5.000000000000	2	0.410	852,000.00	0.640
5.000000000000 - 5.501000000000	54	11.066	19,612,728.41	14.741
5.501000000000 - 6.001000000000	129	26.434	39,441,148.72	29.645
6.001000000000 - 6.501000000000	166	34.016	41,882,545.91	31.480
6.501000000000 - 7.001000000000	106	21.721	22,926,870.34	17.232
7.001000000000 - 7.501000000000	25	5.123	7,408,027.03	5.568
7.501000000000 - 8.001000000000	6	1.230	922,406.72	0.693
8.001000000000 - 8.501000000000	0	0.000	0.00	0.000
8.501000000000 - 9.001000000000	0	0.000	0.00	0.000
9.001000000000 - 9.501000000000	0	0.000	0.00	0.000
9.501000000000 - 10.001000000000	0	0.000	0.00	0.000
10.001000000000 - 10.501000000000	0	0.000	0.00	0.000
10.501000000000 - 11.001000000000	0	0.000	0.00	0.000
11.001000000000 - 11.501000000000	0	0.000	0.00	0.000
11.501000000000 - 12.001000000000	0	0.000	0.00	0.000
12.001000000000 - 12.501000000000	0	0.000	0.00	0.000
> 12.501000000000	0	0.000	0.00	0.000
Wgt Ave / Total:	488	100.000	133,045,727.13	100.000

Balances: Group I

<u>Update Face</u>	<u>Number of Items</u>	<u>Percent of Items</u>	<u>Principal Balance</u>	<u>Percent of Balance</u>
< = 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	10	0.434	406,568.34	0.078
50,000.00 - 75,000.00	55	2.386	3,519,693.62	0.679



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Series 2006-HYB1

<u>Update Face</u>			Number of Items	Percent of Items	Principal Balance	Percent of Balance
75,000.00	-	100,000.00	89	3.861	7,902,187.98	1.523
100,000.00	-	125,000.00	161	6.985	18,392,863.85	3.546
125,000.00	-	150,000.00	240	10.412	33,256,431.77	6.411
150,000.00	-	175,000.00	246	10.672	40,171,668.02	7.744
175,000.00	-	200,000.00	227	9.848	42,830,854.32	8.257
200,000.00	-	225,000.00	208	9.024	44,171,652.75	8.515
225,000.00	-	250,000.00	178	7.722	42,354,480.62	8.165
250,000.00	-	275,000.00	196	8.503	51,504,134.28	9.929
275,000.00	-	300,000.00	185	8.026	53,428,329.48	10.300
300,000.00	-	325,000.00	126	5.466	39,432,799.42	7.602
325,000.00	-	350,000.00	139	6.030	47,026,048.37	9.065
350,000.00	-	375,000.00	113	4.902	40,807,578.70	7.867
375,000.00	-	400,000.00	81	3.514	31,656,534.84	6.103
400,000.00	-	425,000.00	36	1.562	14,700,107.67	2.834
425,000.00	-	450,000.00	3	0.130	1,318,790.31	0.254
450,000.00	-	475,000.00	6	0.260	2,759,645.79	0.532
475,000.00	-	500,000.00	3	0.130	1,443,999.99	0.278
500,000.00	-	525,000.00	1	0.043	508,000.00	0.098
525,000.00	-	550,000.00	1	0.043	528,000.00	0.102
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	1	0.043	625,327.14	0.121
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
Wgt Ave / Total:			2305	100.000	518,745,697.26	100.000

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	6	0.454	253,303.75	0.058
50,000.00	-	75,000.00	25	1.893	1,553,424.59	0.356



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Series 2006-HYB1

Update Face			Number of Items	Percent of Items	Principal Balance	Percent of Balance
75,000.00	-	100,000.00	68	5.148	5,985,416.77	1.372
100,000.00	-	125,000.00	94	7.116	10,580,061.96	2.425
125,000.00	-	150,000.00	87	6.586	11,955,310.94	2.740
150,000.00	-	175,000.00	104	7.873	16,887,179.04	3.870
175,000.00	-	200,000.00	104	7.873	19,469,699.19	4.462
200,000.00	-	225,000.00	79	5.980	16,829,838.36	3.857
225,000.00	-	250,000.00	71	5.375	16,904,822.10	3.874
250,000.00	-	275,000.00	63	4.769	16,491,487.60	3.779
275,000.00	-	300,000.00	41	3.104	11,722,288.54	2.686
300,000.00	-	325,000.00	38	2.877	11,833,609.01	2.712
325,000.00	-	350,000.00	32	2.422	10,777,938.91	2.470
350,000.00	-	375,000.00	32	2.422	11,505,107.12	2.637
375,000.00	-	400,000.00	20	1.514	7,840,502.68	1.797
400,000.00	-	425,000.00	38	2.877	15,823,564.36	3.626
425,000.00	-	450,000.00	66	4.996	28,821,366.01	6.605
450,000.00	-	475,000.00	49	3.709	22,696,879.22	5.201
475,000.00	-	500,000.00	47	3.558	22,916,917.66	5.252
500,000.00	-	525,000.00	35	2.650	17,979,273.57	4.120
525,000.00	-	550,000.00	20	1.514	10,787,668.10	2.472
550,000.00	-	575,000.00	30	2.271	16,887,764.61	3.870
575,000.00	-	600,000.00	27	2.044	15,887,641.29	3.641
600,000.00	-	625,000.00	22	1.665	13,464,522.35	3.086
625,000.00	-	650,000.00	28	2.120	17,991,168.50	4.123
650,000.00	-	675,000.00	9	0.681	5,979,498.69	1.370
675,000.00	-	700,000.00	6	0.454	4,106,196.90	0.941
700,000.00	-	725,000.00	8	0.606	5,711,076.27	1.309
725,000.00	-	750,000.00	9	0.681	6,658,094.86	1.526
750,000.00	-	775,000.00	5	0.379	3,824,186.33	0.876
775,000.00	-	800,000.00	5	0.379	3,940,399.00	0.903
>		800,000.00	53	4.012	52,300,691.21	11.985
Wgt Ave / Total:			1321	100.000	436,366,899.49	100.000

Balances: Group III

Update Face			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	9	1.844	587,020.36	0.441



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

Officer: Cirino Emanuel
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	24	4.918	2,164,394.74	1.627
100,000.00	-	125,000.00	36	7.377	4,146,986.80	3.117
125,000.00	-	150,000.00	41	8.402	5,720,525.93	4.300
150,000.00	-	175,000.00	45	9.221	7,379,940.38	5.547
175,000.00	-	200,000.00	42	8.607	7,854,418.64	5.904
200,000.00	-	225,000.00	37	7.582	7,881,605.93	5.924
225,000.00	-	250,000.00	41	8.402	9,697,086.73	7.289
250,000.00	-	275,000.00	28	5.738	7,354,413.85	5.528
275,000.00	-	300,000.00	27	5.533	7,771,436.91	5.841
300,000.00	-	325,000.00	26	5.328	8,116,895.38	6.101
325,000.00	-	350,000.00	19	3.893	6,431,728.34	4.834
350,000.00	-	375,000.00	22	4.508	7,943,992.28	5.971
375,000.00	-	400,000.00	19	3.893	7,415,655.07	5.574
400,000.00	-	425,000.00	10	2.049	4,148,265.10	3.118
425,000.00	-	450,000.00	10	2.049	4,353,608.24	3.272
450,000.00	-	475,000.00	6	1.230	2,781,731.81	2.091
475,000.00	-	500,000.00	6	1.230	2,938,468.36	2.209
500,000.00	-	525,000.00	5	1.025	2,577,928.40	1.938
525,000.00	-	550,000.00	5	1.025	2,684,889.48	2.018
550,000.00	-	575,000.00	4	0.820	2,235,777.48	1.680
575,000.00	-	600,000.00	6	1.230	3,581,478.49	2.692
600,000.00	-	625,000.00	2	0.410	1,213,140.00	0.912
625,000.00	-	650,000.00	4	0.820	2,554,479.94	1.920
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	2	0.410	1,477,253.31	1.110
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	12	2.459	12,032,605.18	9.044
Wgt Ave / Total:			488	100.000	133,045,727.13	100.000

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	2305	100.000	518,745,697.26	100.000



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<u>Update Term</u>	Number of Items	Percent of Items	Principal Balance	Percent of Balance
> 360	0	0.000	0.00	0.000
Wgt Ave / Total:	2305	100.000	518,745,697.26	100.000

Remaining Term: Group II

<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	1321	100.000	436,366,899.49	100.000
> 360	0	0.000	0.00	0.000
Wgt Ave / Total:	1321	100.000	436,366,899.49	100.000

Remaining Term: Group III

<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	488	100.000	133,045,727.13	100.000
> 360	0	0.000	0.00	0.000
Wgt Ave / Total:	488	100.000	133,045,727.13	100.000