



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	432,774,429.57	5.401065	5,982,914.24	1,947,869.04	7,930,783.28	0.00	426,791,515.33	0.00
1A2	126694WF1	Senior	Var-30/360	48,085,741.58	5.561065	664,764.02	222,839.95	887,603.96	0.00	47,420,977.57	0.00
1IO				480,860,171.15	0.563468	0.00	225,791.13	225,791.13	0.00	474,212,492.90	0.00
1AIO	126694WG9	Strip IO	Fix-30/360	432,774,429.57	0.579468	0.00	208,982.44	208,982.44	0.00	426,791,515.33	0.00
1AIO	126694WG9	Strip IO	Fix-30/360	48,085,741.58	0.419468	0.00	16,808.69	16,808.69	0.00	47,420,977.57	0.00
2A1	126694WH7	Senior	Var-30/360	91,122,869.73	5.416715	1,609,679.21	411,322.14	2,021,001.35	0.00	89,513,190.52	0.00
2A2A	126694WJ3	Senior	Var-30/360	124,449,814.36	5.616715	4,817,576.71	582,499.23	5,400,075.94	0.00	119,632,237.66	0.00
2A2B	126694WK0	Senior	Var-30/360	61,382,000.00	5.316715	0.00	271,958.81	271,958.81	0.00	61,382,000.00	0.00
2A2C	126694WL8	Senior	Var-30/360	86,888,000.00	5.296715	0.00	383,517.44	383,517.44	0.00	86,888,000.00	0.00
2B	126694WM6	Senior	Var-30/360	40,426,661.16	5.566715	714,134.18	187,536.40	901,670.58	0.00	39,712,526.98	0.00
2IO				404,269,345.25	0.462236	0.00	155,723.17	155,723.17	0.00	397,127,955.16	0.00
2AIO	126694WN4	Strip IO	Fix-30/360	91,122,869.73	0.497829	0.00	37,803.01	37,803.01	0.00	89,513,190.52	0.00
2AIO	126694WN4	Strip IO	Fix-30/360	124,449,814.36	0.297829	0.00	30,887.30	30,887.30	0.00	119,632,237.66	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	40,426,661.16	0.347829	0.00	11,717.97	11,717.97	0.00	39,712,526.98	0.00
3A1	126694WP9	Senior	Var-30/360	99,051,386.00	5.313839	486,513.38	438,619.29	925,132.67	0.00	98,564,872.62	0.00
3A2	126694WQ7	Senior	Var-30/360	24,762,361.31	5.741839	121,625.96	118,484.58	240,110.55	0.00	24,640,735.34	0.00
3IO				123,813,747.31	0.511712	0.00	52,797.52	52,797.52	0.00	123,205,607.96	0.00
3AIO	126694WR5	Strip IO	Fix-30/360	99,051,386.00	0.597311	0.00	49,303.74	49,303.74	0.00	98,564,872.62	0.00
3AIO	126694WR5	Strip IO	Fix-30/360	24,762,361.31	0.169311	0.00	3,493.78	3,493.78	0.00	24,640,735.34	0.00
AR	126694WY0	Senior	Fix-30/360	0.00	5.980533	0.00	0.00	0.00	0.00	0.00	0.00
M	126694WS3	Mezzanine	Var-30/360	28,165,145.40	5.945708	2,029.22	139,551.45	141,580.67	0.00	28,163,116.17	0.00
B1	126694WT1	Junior	Var-30/360	18,190,343.75	5.945708	1,310.57	90,128.73	91,439.29	0.00	18,189,033.19	0.00
B2	126694WU8	Junior	Var-30/360	12,909,566.41	5.945708	930.10	63,963.76	64,893.86	0.00	12,908,636.31	0.00
B3	126694WV6	Junior	Var-30/360	8,801,295.57	5.945708	634.11	43,608.28	44,242.39	0.00	8,800,661.46	0.00
B4	126694WW4	Junior	Var-30/360	6,454,283.42	5.945708	465.01	31,979.40	32,444.42	0.00	6,453,818.40	0.00
B5	126694WX2	Junior	Var-30/360	4,694,427.62	5.945708	337.60	23,259.75	23,597.35	79.62	4,694,010.40	79.62
Totals				1,088,158,325.88		14,402,914.31	5,391,450.07	19,794,364.38	79.62	1,073,755,331.95	79.62



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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	432,774,429.57	5,982,914.24	0.00	5,982,914.24	0.00	426,791,515.33	0.90574103383
1A2	126694WF1	52,356,000.00	48,085,741.58	664,764.02	0.00	664,764.02	0.00	47,420,977.57	0.90574103383
1IO		523,563,000.00	480,860,171.15	0.00	0.00	0.00	0.00	474,212,492.90	0.90574103384
1AIO	126694WG9	471,207,000.00	432,774,429.57	0.00	0.00	0.00	0.00	426,791,515.33	0.90574103383
1AIO	126694WG9	52,356,000.00	48,085,741.58	0.00	0.00	0.00	0.00	47,420,977.57	0.90574103383
2A1	126694WH7	100,000,000.00	91,122,869.73	1,609,679.21	0.00	1,609,679.21	0.00	89,513,190.52	0.89513190524
2A2A	126694WJ3	151,018,000.00	124,449,814.36	4,817,576.71	0.00	4,817,576.71	0.00	119,632,237.66	0.79217204343
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	40,426,661.16	714,134.18	0.00	714,134.18	0.00	39,712,526.98	0.89513190524
2IO		443,653,000.00	404,269,345.25	0.00	0.00	0.00	0.00	397,127,955.16	0.89513190525
2AIO	126694WN4	100,000,000.00	91,122,869.73	0.00	0.00	0.00	0.00	89,513,190.52	0.89513190524
2AIO	126694WN4	151,018,000.00	124,449,814.36	0.00	0.00	0.00	0.00	119,632,237.66	0.79217204343
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	40,426,661.16	0.00	0.00	0.00	0.00	39,712,526.98	0.89513190524
3A1	126694WP9	102,074,000.00	99,051,386.00	486,513.38	0.00	486,513.38	0.00	98,564,872.62	0.96562173147
3A2	126694WQ7	25,518,000.00	24,762,361.31	121,625.96	0.00	121,625.96	0.00	24,640,735.34	0.96562173147
3IO		127,592,000.00	123,813,747.31	0.00	0.00	0.00	0.00	123,205,607.96	0.96562173146
3AIO	126694WR5	102,074,000.00	99,051,386.00	0.00	0.00	0.00	0.00	98,564,872.62	0.96562173147
3AIO	126694WR5	25,518,000.00	24,762,361.31	0.00	0.00	0.00	0.00	24,640,735.34	0.96562173147
AR	126694WY0	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000000
M	126694WS3	28,177,000.00	28,165,145.40	2,029.22	0.00	2,029.22	0.00	28,163,116.17	0.99950726387
B1	126694WT1	18,198,000.00	18,190,343.75	1,310.57	0.00	1,310.57	0.00	18,189,033.19	0.99950726387
B2	126694WU8	12,915,000.00	12,909,566.41	930.10	0.00	930.10	0.00	12,908,636.31	0.99950726387
B3	126694WV6	8,805,000.00	8,801,295.57	634.11	0.00	634.11	0.00	8,800,661.46	0.99950726387
B4	126694WW4	6,457,000.00	6,454,283.42	465.01	0.00	465.01	0.00	6,453,818.40	0.99950726387
B5	126694WX2	4,696,402.00	4,694,427.62	337.60	0.00	337.60	79.62	4,694,010.40	0.99949075969
Totals		1,174,056,502.00	1,088,158,325.88	14,402,914.31	0.00	14,402,914.31	79.62	1,073,755,331.95	



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

Interest Distribution Detail

Class	Beginning Certificate Balance	Pass Through Rate (%)	Current Interest	Total Interest Due	Net Interest Shortfall	Interest Paid
1A1	432,774,429.57	5.401065	1,947,869.04	1,947,869.04	0.00	1,947,869.04
1A2	48,085,741.58	5.561065	222,839.95	222,839.95	0.00	222,839.95
1IO	480,860,171.15	0.563468	225,791.13	225,791.13	0.00	225,791.13
1AIO	432,774,429.57	0.579468	208,982.44	208,982.44	0.00	208,982.44
1AIO	48,085,741.58	0.419468	16,808.69	16,808.69	0.00	16,808.69
2A1	91,122,869.73	5.416715	411,322.14	411,322.14	0.00	411,322.14
2A2A	124,449,814.36	5.616715	582,499.23	582,499.23	0.00	582,499.23
2A2B	61,382,000.00	5.316715	271,958.81	271,958.81	0.00	271,958.81
2A2C	86,888,000.00	5.296715	383,517.44	383,517.44	0.00	383,517.44
2B	40,426,661.16	5.566715	187,536.40	187,536.40	0.00	187,536.40
2IO	404,269,345.25	0.462236	155,723.17	155,723.17	0.00	155,723.17
2AIO	91,122,869.73	0.497829	37,803.01	37,803.01	0.00	37,803.01
2AIO	124,449,814.36	0.297829	30,887.30	30,887.30	0.00	30,887.30
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	40,426,661.16	0.347829	11,717.97	11,717.97	0.00	11,717.97
3A1	99,051,386.00	5.313839	438,619.29	438,619.29	0.00	438,619.29
3A2	24,762,361.31	5.741839	118,484.58	118,484.58	0.00	118,484.58
3IO	123,813,747.31	0.511712	52,797.52	52,797.52	0.00	52,797.52
3AIO	99,051,386.00	0.597311	49,303.74	49,303.74	0.00	49,303.74
3AIO	24,762,361.31	0.169311	3,493.78	3,493.78	0.00	3,493.78
AR	0.00	5.980533	0.00	0.00	0.00	0.00
M	28,165,145.40	5.945708	139,551.45	139,551.45	0.00	139,551.45
B1	18,190,343.75	5.945708	90,128.73	90,128.73	0.00	90,128.73
B2	12,909,566.41	5.945708	63,963.76	63,963.76	0.00	63,963.76
B3	8,801,295.57	5.945708	43,608.28	43,608.28	0.00	43,608.28
B4	6,454,283.42	5.945708	31,979.40	31,979.40	0.00	31,979.40
B5	4,694,427.62	5.945708	23,259.75	23,259.75	0.00	23,259.75
Totals	1,088,158,325.88		5,391,450.07	5,391,450.07	0.00	5,391,450.07



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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	918.438031633	12.696997805	4.133786290	905.741033828	5.401065
1A2	126694WF1	52,356,000.00	918.438031633	12.696997805	4.256244694	905.741033828	5.561065
1IO		523,563,000.00	918.438031622	0.000000000	0.431258760	905.741033839	0.563468
1AIO	126694WG9	471,207,000.00	918.438031633	0.000000000	0.443504541	905.741033828	0.579468
1AIO	126694WG9	52,356,000.00	918.438031633	0.000000000	0.321046137	905.741033828	0.419468
2A1	126694WH7	100,000,000.00	911.228697315	16.096792076	4.113221415	895.131905239	5.416715
2A2A	126694WJ3	151,018,000.00	824.072722206	31.900678772	3.857151007	792.172043434	5.616715
2A2B	126694WK0	61,382,000.00	1,000.000000000	0.000000000	4.430595417	1,000.000000000	5.316715
2A2C	126694WL8	86,888,000.00	1,000.000000000	0.000000000	4.413928750	1,000.000000000	5.296715
2B	126694WM6	44,365,000.00	911.228697315	16.096792076	4.227125002	895.131905239	5.566715
2IO		443,653,000.00	911.228697315	0.000000000	0.351002180	895.131905250	0.462236
2AIO	126694WN4	100,000,000.00	911.228697315	0.000000000	0.378030059	895.131905239	0.497829
2AIO	126694WN4	151,018,000.00	824.072722206	0.000000000	0.204527296	792.172043434	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	911.228697315	0.000000000	0.264126472	895.131905239	0.347829
3A1	126694WP9	102,074,000.00	970.388012603	4.766281130	4.297071677	965.621731474	5.313839
3A2	126694WQ7	25,518,000.00	970.388012603	4.766281130	4.643176735	965.621731474	5.741839
3IO		127,592,000.00	970.388012650	0.000000000	0.413799611	965.621731457	0.511712
3AIO	126694WR5	102,074,000.00	970.388012603	0.000000000	0.483019528	965.621731474	0.597311
3AIO	126694WR5	25,518,000.00	970.388012603	0.000000000	0.136914471	965.621731474	0.169311
AR	126694WY0	100.00	0.000000000	0.000000000	0.000000000	0.000000000	5.980533
M	126694WS3	28,177,000.00	999.579280856	0.072016988	4.952672248	999.507263868	5.945708
B1	126694WT1	18,198,000.00	999.579280856	0.072016988	4.952672248	999.507263868	5.945708
B2	126694WU8	12,915,000.00	999.579280856	0.072016988	4.952672248	999.507263868	5.945708
B3	126694WV6	8,805,000.00	999.579280856	0.072016988	4.952672248	999.507263868	5.945708
B4	126694WW4	6,457,000.00	999.579280856	0.072016988	4.952672248	999.507263868	5.945708
B5	126694WX2	4,696,402.00	999.579598090	0.071885636	4.952673820	999.490759685	5.945708
Totals		1,174,056,502.00	926.836420587	12.267650054	4.592155540	914.568702716	



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Pool Level Data

Distribution Date		8/22/06
Cut-off Date		1/ 1/06
Record Date		7/31/06
Determination Date		8/15/06
Accrual Period 30/360	Begin	7/ 1/06
	End	8/ 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	2,305	1,321	488	4,114
Loans Paid Off or otherwise removed pursuant to the PSA	<u>30</u>	<u>25</u>	<u>2</u>	<u>57</u>
Ending Aggregate Loan Count	2,275	1,296	486	4,057
Beginning Pool Stated Principal Balance	518,745,697.26	436,366,899.49	133,045,727.13	1,088,158,323.88
Scheduled Principal	32,232.14	37,726.93	8,332.21	78,291.28
Unscheduled Principal	6,617,877.13	7,106,438.22	600,385.30	14,324,700.65
Realized Principal Losses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Ending Pool Stated Principal Balance	512,095,587.99	429,222,734.34	132,437,009.62	1,073,755,331.95
Beginning Weighted Average Mortgage Rate	6.242488%	6.175537%	6.171841%	
Beginning Weighted Average Net Mortgage Rate	5.980533%	5.914544%	5.911150%	
Ending Weighted Average Mortgage Rate	6.239147%	6.168424%	6.171049%	
Ending Weighted Average Net Mortgage Rate	5.977161%	5.907437%	5.910351%	
Beginning Weighted Average Remaining Term to Maturity	354	354	354	
Ending Weighted Average Remaining Term to Maturity	353	353	353	



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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	41	1.80220%	9,132,266.96	1.78331%	11	0.48352%	2,965,735.69	0.57914%	6	0.26374%	1,308,385.79	0.25550%
Group 2	24	1.85185%	7,602,663.36	1.77126%	12	0.92593%	3,506,966.31	0.81705%	1	0.07716%	248,000.00	0.05778%
Group 3	9	1.85185%	2,153,332.14	1.62593%	4	0.82305%	1,277,810.48	0.96484%	3	0.61728%	543,362.74	0.41028%
Total	74	1.82401%	18,888,262.46	1.75908%	27	0.66552%	7,750,512.48	0.72181%	10	0.24649%	2,099,748.53	0.19555%

	Foreclosure				Bankruptcy				REO			
	Count	Count %	Balance	Balance %	Count	Count %	Balance	Balance %	Count	Count %	Balance	Balance %
Group 1	10	0.43956%	2,079,595.21	0.40610%	1	0.04396%	293,299.99	0.05727%	0	0.00000%	0.00	0.00000%
Group 2	6	0.46296%	2,697,888.02	0.62855%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
Group 3	3	0.61728%	773,261.00	0.58387%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
Total	19	0.46833%	5,550,744.23	0.51695%	1	0.02465%	293,299.99	0.02732%	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	6,647,016.68	6,452,854.33	2,594,434.22	15,694,305.23
One-Month Prior	4,954,029.51	4,729,469.18	1,316,715.09	11,000,213.78
Two-Month Prior	4,685,785.57	4,608,374.24	941,240.91	10,235,400.72
Three-Month Prior	2,697,335.71	2,293,334.16	670,293.68	5,660,963.55
Four-Month Prior	1,176,699.99	2,987,771.37	547,160.99	4,711,632.35
Five-Month Prior	272,300.00	744,250.00	0.00	1,016,550.00
60+ Delinquency Average	3,405,527.91	3,636,008.88	1,011,640.82	8,053,177.61
Passing Delinquency Stepdown Requirement	YES	YES	YES	



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

Available Funds

Interest

	Group I	Group II	Group III	Total
Scheduled Interest	2,679,915.00	2,229,842.69	683,157.80	5,592,915.49
Less: Master Servicer Fee	89,763.60	75,512.61	26,631.31	191,907.52
Less: Trustee Fee	3,890.59	3,272.75	997.84	8,161.19
Less: Mortgage Loan Premiums	<u>947.92</u>	<u>298.46</u>	<u>150.95</u>	<u>1,397.33</u>
Total Interest Available	2,585,312.89	2,150,758.87	655,377.69	5,391,449.46

Principal

	Group I	Group II	Group III	Total
Scheduled Principal	32,232.14	37,726.93	8,332.21	78,291.28
Paid in Full Principal	6,578,926.61	7,047,844.09	595,038.40	14,221,809.10
Curtailment Principal	38,950.52	58,594.13	5,346.90	102,891.55
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	-77.00	0.00	0.00	-77.00
Insurance Principal Proceeds	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Principal Available	<u>6,650,032.27</u>	<u>7,144,165.15</u>	<u>608,717.51</u>	<u>14,402,914.93</u>

Total Available Funds	9,235,345.16	9,294,924.02	1,264,095.20	19,794,364.39
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Series 2006-HYB1

Certificate Account

	Beginning Balance	0.00
Deposits	Remittance Amount	19,794,364.39
	Other Deposits required by the PSA	0.00
	Trustee Fee	<u>8,161.19</u>
	Total Deposits	19,802,525.58
Withdrawals	Available Funds, to the Distribution Account	19,794,364.39
	Trustee Fee	<u>8,161.19</u>
	Total Withdrawals	<u>19,802,525.58</u>
	Ending Balance	0.00

Distribution Account

	Beginning Balance	0.00
Deposits	Available Funds	19,794,364.39
	Other Deposits Required by the PSA	<u>0.00</u>
	Total Deposits	19,794,364.39
Withdrawals	Payments of Principal & Interest to the Classes	<u>19,794,364.39</u>
	Ending Balance	0.00



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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	108,401.30	91,336.37	27,754.36	227,492.02
Net Master Servicing Fee	89,763.60	75,512.61	26,631.31	191,907.52
Trustee Fee	3,890.59	3,272.75	997.84	8,161.19
Lpmi	<u>947.92</u>	<u>298.46</u>	<u>150.95</u>	<u>1,397.33</u>
Total Net Loan Fees	94,602.11	79,083.82	27,780.11	201,466.03

Servicer Advances

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</u>
Principal Advances	240.46	2,307.48	142.64	2,690.58
Interest Advances	86,317.49	77,824.67	26,198.03	190,340.19
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	86,557.95	80,132.15	26,340.67	193,030.77



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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	6,578,926.61	7,047,844.09	595,038.40	14,221,809.10
Prepayment Interest Excess	0.00	0.00	0.00	0.00
Prepayment Interest Shortfall	18,637.70	15,823.76	1,123.04	35,584.50
Compensating Interest	18,637.70	15,823.76	1,123.04	35,584.50
Non-Supported Prepayment Interest Shortfall	0.00	0.00	0.00	0.00
Prepayment Charges	0.00	0.00	0.00	0.00
CPR %	14.280%	17.885%	5.283%	
SMM %	1.276%	1.629%	0.451%	

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	92.69671%	92.64437%	93.06105%
Senior Prepayment Percentage	100.00000%	100.00000%	100.00000%
Subordinate Percentages	7.30329%	7.35563%	6.93895%
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	6,647,678.26	7,141,390.09	608,139.34	14,397,207.70
Subordinate Principal Distribution Amount	<u>2,354.01</u>	<u>2,775.06</u>	<u>578.17</u>	<u>5,707.23</u>
Total Principal Distribution Amount	6,650,032.27	7,144,165.15	608,717.51	14,402,914.93

Two Times Test Condition

NO



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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	77.00	0.00	0.00	77.00
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	-77.00	0.00	0.00	-77.00
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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Series 2006-HYB1

Credit Enhancements

Subordination

Credit Support

	Original	Current
Class A	1,094,808,100.00	994,546,056.01
Class A Percentage	93.250035%	92.623154%
Class M	28,177,000.00	28,163,116.17
Class M Percentage	2.399970%	2.622862%
Class B1	18,198,000.00	18,189,033.19
Class B1 Percentage	1.550011%	1.693964%
Class B2	12,915,000.00	12,908,636.31
Class B2 Percentage	1.100032%	1.202195%
Class B3	8,805,000.00	8,800,661.46
Class B3 Percentage	0.749964%	0.819615%
Class B4	6,457,000.00	6,453,818.40
Class B4 Percentage	0.549974%	0.601051%
Class B5	4,696,402.00	4,694,010.40
Class B5 Percentage	0.400015%	0.437158%



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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>
< =	5.0	10	0.440	2,432,155.70	0.475
5.0	- 5.5	173	7.604	42,731,584.19	8.344
5.5	- 6.0	655	28.791	162,602,910.20	31.752
6.0	- 6.5	806	35.429	176,044,976.67	34.377
6.5	- 7.0	479	21.055	99,067,972.16	19.346
7.0	- 7.5	129	5.670	24,918,732.84	4.866
7.5	- 8.0	23	1.011	4,297,256.23	0.839
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
Wgt Ave / Total:		2275	100.000	512,095,587.99	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>
< =	5.0	12	0.926	6,354,352.74	1.480
5.0	- 5.5	122	9.414	60,410,330.40	14.074
5.5	- 6.0	346	26.698	138,118,768.31	32.179
6.0	- 6.5	407	31.404	114,694,736.77	26.721
6.5	- 7.0	307	23.688	78,741,656.64	18.345
7.0	- 7.5	89	6.867	27,324,494.65	6.366
7.5	- 8.0	13	1.003	3,578,394.83	0.834
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



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CHL Mortgage Pass-Through Trust 2006-HYB1
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
Wgt Ave / Total:			1296	100.000	429,222,734.34	100.000

Coupons: Group III

<u>Issuance Coupon</u>			Number of Items	Percent of Items	Principal Balance	Percent of Balance
<=		5.0	2	0.412	852,000.00	0.643
5.0	-	5.5	54	11.111	19,610,715.44	14.808
5.5	-	6.0	129	26.543	39,437,714.94	29.778
6.0	-	6.5	164	33.745	41,280,374.79	31.170
6.5	-	7.0	106	21.811	22,923,191.65	17.309
7.0	-	7.5	25	5.144	7,410,606.09	5.596
7.5	-	8.0	6	1.235	922,406.71	0.696
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
Wgt Ave / Total:			486	100.000	132,437,009.62	100.000

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	10	0.440	406,046.76	0.079
50,000.00	-	75,000.00	55	2.418	3,517,963.14	0.687



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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	87	3.824	7,715,017.20	1.507
100,000.00	-	125,000.00	160	7.033	18,277,215.67	3.569
125,000.00	-	150,000.00	237	10.418	32,840,260.23	6.413
150,000.00	-	175,000.00	244	10.725	39,829,884.46	7.778
175,000.00	-	200,000.00	224	9.846	42,280,886.36	8.256
200,000.00	-	225,000.00	202	8.879	42,933,790.12	8.384
225,000.00	-	250,000.00	174	7.648	41,428,476.66	8.090
250,000.00	-	275,000.00	194	8.527	50,968,505.69	9.953
275,000.00	-	300,000.00	183	8.044	52,862,344.73	10.323
300,000.00	-	325,000.00	125	5.495	39,115,560.29	7.638
325,000.00	-	350,000.00	138	6.066	46,687,427.42	9.117
350,000.00	-	375,000.00	111	4.879	40,088,591.98	7.828
375,000.00	-	400,000.00	80	3.516	31,261,158.38	6.105
400,000.00	-	425,000.00	36	1.582	14,700,189.78	2.871
425,000.00	-	450,000.00	3	0.132	1,318,790.31	0.258
450,000.00	-	475,000.00	6	0.264	2,758,688.69	0.539
475,000.00	-	500,000.00	3	0.132	1,443,999.99	0.282
500,000.00	-	525,000.00	1	0.044	508,000.00	0.099
525,000.00	-	550,000.00	1	0.044	528,000.00	0.103
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	1	0.044	624,790.13	0.122
625,000.00	-	650,000.00	0	0.000	0.00	0.000
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:			2275	100.000	512,095,587.99	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	0.463	252,865.76	0.059
50,000.00	-	75,000.00	24	1.852	1,495,858.38	0.349



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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	67	5.170	5,904,018.90	1.376
100,000.00	-	125,000.00	91	7.022	10,253,966.33	2.389
125,000.00	-	150,000.00	87	6.713	11,954,008.16	2.785
150,000.00	-	175,000.00	100	7.716	16,224,267.27	3.780
175,000.00	-	200,000.00	102	7.870	19,092,211.97	4.448
200,000.00	-	225,000.00	78	6.019	16,606,750.00	3.869
225,000.00	-	250,000.00	69	5.324	16,425,923.08	3.827
250,000.00	-	275,000.00	61	4.707	15,975,212.68	3.722
275,000.00	-	300,000.00	41	3.164	11,721,860.65	2.731
300,000.00	-	325,000.00	36	2.778	11,204,914.89	2.611
325,000.00	-	350,000.00	32	2.469	10,773,174.05	2.510
350,000.00	-	375,000.00	32	2.469	11,504,824.45	2.680
375,000.00	-	400,000.00	20	1.543	7,840,501.98	1.827
400,000.00	-	425,000.00	37	2.855	15,402,678.33	3.589
425,000.00	-	450,000.00	65	5.015	28,381,642.42	6.612
450,000.00	-	475,000.00	48	3.704	22,228,664.77	5.179
475,000.00	-	500,000.00	47	3.627	22,912,085.10	5.338
500,000.00	-	525,000.00	35	2.701	17,974,564.47	4.188
525,000.00	-	550,000.00	20	1.543	10,785,594.05	2.513
550,000.00	-	575,000.00	28	2.160	15,740,736.94	3.667
575,000.00	-	600,000.00	26	2.006	15,285,706.97	3.561
600,000.00	-	625,000.00	23	1.775	14,086,287.65	3.282
625,000.00	-	650,000.00	27	2.083	17,361,314.07	4.045
650,000.00	-	675,000.00	8	0.617	5,314,670.11	1.238
675,000.00	-	700,000.00	6	0.463	4,106,195.44	0.957
700,000.00	-	725,000.00	8	0.617	5,705,048.01	1.329
725,000.00	-	750,000.00	9	0.694	6,656,157.22	1.551
750,000.00	-	775,000.00	5	0.386	3,823,953.29	0.891
775,000.00	-	800,000.00	5	0.386	3,940,399.00	0.918
>		800,000.00	53	4.090	52,286,677.95	12.182
Wgt Ave / Total:			1296	100.000	429,222,734.34	100.000

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	9	1.852	586,969.06	0.443



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	25	5.144	2,263,899.29	1.709
100,000.00	-	125,000.00	34	6.996	3,938,603.59	2.974
125,000.00	-	150,000.00	41	8.436	5,720,149.74	4.319
150,000.00	-	175,000.00	45	9.259	7,379,278.30	5.572
175,000.00	-	200,000.00	42	8.642	7,853,834.73	5.930
200,000.00	-	225,000.00	37	7.613	7,879,828.52	5.950
225,000.00	-	250,000.00	41	8.436	9,696,142.75	7.321
250,000.00	-	275,000.00	28	5.761	7,354,036.42	5.553
275,000.00	-	300,000.00	27	5.556	7,770,794.96	5.868
300,000.00	-	325,000.00	26	5.350	8,116,521.29	6.129
325,000.00	-	350,000.00	20	4.115	6,779,355.63	5.119
350,000.00	-	375,000.00	21	4.321	7,591,842.85	5.732
375,000.00	-	400,000.00	19	3.909	7,414,586.65	5.599
400,000.00	-	425,000.00	10	2.058	4,148,079.55	3.132
425,000.00	-	450,000.00	10	2.058	4,353,089.80	3.287
450,000.00	-	475,000.00	6	1.235	2,781,731.81	2.100
475,000.00	-	500,000.00	5	1.029	2,453,329.23	1.852
500,000.00	-	525,000.00	5	1.029	2,577,928.40	1.947
525,000.00	-	550,000.00	5	1.029	2,684,803.88	2.027
550,000.00	-	575,000.00	4	0.823	2,235,450.91	1.688
575,000.00	-	600,000.00	6	1.235	3,580,813.49	2.704
600,000.00	-	625,000.00	2	0.412	1,213,140.00	0.916
625,000.00	-	650,000.00	4	0.823	2,553,767.10	1.928
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	0.412	1,476,432.31	1.115
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	2.469	12,032,599.36	9.086
Wgt Ave / Total:			486	100.000	132,437,009.62	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	2275	100.000	512,095,587.99	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:	2275	100.000	512,095,587.99	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	1296	100.000	429,222,734.34	100.000
> 360	0	0.000	0.00	0.000
Wgt Ave / Total:	1296	100.000	429,222,734.34	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	486	100.000	132,437,009.62	100.000
> 360	0	0.000	0.00	0.000
Wgt Ave / Total:	486	100.000	132,437,009.62	100.000