



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

Officer: Michael Cerchio
212-815-6314

Associate: Steven Chrysanthis
212-815-8318

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	417,524,188.41	5.388958	5,859,769.38	1,875,017.06	7,734,786.44	0.00	411,664,419.03	0.00
1A2	126694WF1	Senior	Var-30/360	46,391,281.13	5.548958	651,081.34	214,519.41	865,600.75	0.00	45,740,199.79	0.00
1IO				463,915,469.54	0.563468	0.00	217,834.64	217,834.64	0.00	457,404,618.82	0.00
1AIO	126694WG9	Strip IO	Fix-30/360	417,524,188.41	0.579468	0.00	201,618.26	201,618.26	0.00	411,664,419.03	0.00
1AIO	126694WG9	Strip IO	Fix-30/360	46,391,281.13	0.419468	0.00	16,216.38	16,216.38	0.00	45,740,199.79	0.00
2A1	126694WH7	Senior	Var-30/360	87,419,819.02	5.401716	680,653.47	393,514.17	1,074,167.63	0.00	86,739,165.55	0.00
2A2A	126694WJ3	Senior	Var-30/360	113,367,027.94	5.601716	2,037,114.14	529,208.21	2,566,322.35	0.00	111,329,913.80	0.00
2A2B	126694WK0	Senior	Var-30/360	61,382,000.00	5.301716	0.00	271,191.59	271,191.59	0.00	61,382,000.00	0.00
2A2C	126694WL8	Senior	Var-30/360	86,888,000.00	5.281716	0.00	382,431.42	382,431.42	0.00	86,888,000.00	0.00
2B	126694WM6	Senior	Var-30/360	38,783,802.71	5.551716	301,971.91	179,430.54	481,402.45	0.00	38,481,830.80	0.00
2IO				387,840,649.67	0.467079	0.00	150,960.10	150,960.10	0.00	384,820,910.15	0.00
2AIO	126694WN4	Strip IO	Fix-30/360	87,419,819.02	0.497829	0.00	36,266.77	36,266.77	0.00	86,739,165.55	0.00
2AIO	126694WN4	Strip IO	Fix-30/360	113,367,027.94	0.297829	0.00	28,136.66	28,136.66	0.00	111,329,913.80	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	38,783,802.71	0.347829	0.00	11,241.78	11,241.78	0.00	38,481,830.80	0.00
3A1	126694WP9	Senior	Var-30/360	97,789,301.77	5.308464	305,538.58	432,592.49	738,131.07	0.00	97,483,763.19	0.00
3A2	126694WQ7	Senior	Var-30/360	24,446,846.43	5.736464	76,383.15	116,865.38	193,248.53	0.00	24,370,463.28	0.00
3IO				122,236,148.20	0.511712	0.00	52,124.79	52,124.79	0.00	121,854,226.47	0.00
3AIO	126694WR5	Strip IO	Fix-30/360	97,789,301.77	0.597311	0.00	48,675.52	48,675.52	0.00	97,483,763.19	0.00
3AIO	126694WR5	Strip IO	Fix-30/360	24,446,846.43	0.169311	0.00	3,449.27	3,449.27	0.00	24,370,463.28	0.00
AR	126694WY0	Senior	Fix-30/360	0.00	5.968426	0.00	0.00	0.00	0.00	0.00	0.00
M	126694WS3	Mezzanine	Var-30/360	28,113,423.18	5.933198	2,047.49	139,002.08	141,049.58	0.00	28,111,375.69	0.00
B1	126694WT1	Junior	Var-30/360	18,156,939.17	5.933198	1,322.36	89,773.93	91,096.29	0.00	18,155,616.81	0.00
B2	126694WU8	Junior	Var-30/360	12,885,859.40	5.933198	938.47	63,711.96	64,650.43	0.00	12,884,920.93	0.00
B3	126694WV6	Junior	Var-30/360	8,785,132.95	5.933198	639.82	43,436.61	44,076.43	0.00	8,784,493.13	0.00
B4	126694WW4	Junior	Var-30/360	6,442,430.83	5.933198	469.20	31,853.51	32,322.71	0.00	6,441,961.63	0.00
B5	126694WX2	Junior	Var-30/360	4,685,727.96	5.933198	340.70	23,167.79	23,508.49	0.56	4,685,386.70	80.60
Totals				1,053,061,780.90		9,918,270.01	5,206,635.68	15,124,905.69	0.56	1,043,143,510.33	80.60



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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	417,524,188.41	5,859,769.38	0.00	5,859,769.38	0.00	411,664,419.03	0.87363816546
1A2	126694WF1	52,356,000.00	46,391,281.13	651,081.34	0.00	651,081.34	0.00	45,740,199.79	0.87363816546
1IO		523,563,000.00	463,915,469.54	0.00	0.00	0.00	0.00	457,404,618.82	0.87363816545
1AIO	126694WG9	471,207,000.00	417,524,188.41	0.00	0.00	0.00	0.00	411,664,419.03	0.87363816546
1AIO	126694WG9	52,356,000.00	46,391,281.13	0.00	0.00	0.00	0.00	45,740,199.79	0.87363816546
2A1	126694WH7	100,000,000.00	87,419,819.02	680,653.47	0.00	680,653.47	0.00	86,739,165.55	0.86739165553
2A2A	126694WJ3	151,018,000.00	113,367,027.94	2,037,114.14	0.00	2,037,114.14	0.00	111,329,913.80	0.73719631965
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	38,783,802.71	301,971.91	0.00	301,971.91	0.00	38,481,830.80	0.86739165553
2IO		443,653,000.00	387,840,649.67	0.00	0.00	0.00	0.00	384,820,910.15	0.86739165553
2AIO	126694WN4	100,000,000.00	87,419,819.02	0.00	0.00	0.00	0.00	86,739,165.55	0.86739165553
2AIO	126694WN4	151,018,000.00	113,367,027.94	0.00	0.00	0.00	0.00	111,329,913.80	0.73719631965
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	38,783,802.71	0.00	0.00	0.00	0.00	38,481,830.80	0.86739165553
3A1	126694WP9	102,074,000.00	97,789,301.77	305,538.58	0.00	305,538.58	0.00	97,483,763.19	0.95503030336
3A2	126694WQ7	25,518,000.00	24,446,846.43	76,383.15	0.00	76,383.15	0.00	24,370,463.28	0.95503030336
3IO		127,592,000.00	122,236,148.20	0.00	0.00	0.00	0.00	121,854,226.47	0.95503030339
3AIO	126694WR5	102,074,000.00	97,789,301.77	0.00	0.00	0.00	0.00	97,483,763.19	0.95503030336
3AIO	126694WR5	25,518,000.00	24,446,846.43	0.00	0.00	0.00	0.00	24,370,463.28	0.95503030336
AR	126694WY0	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000000
M	126694WS3	28,177,000.00	28,113,423.18	2,047.49	0.00	2,047.49	0.00	28,111,375.69	0.99767099714
B1	126694WT1	18,198,000.00	18,156,939.17	1,322.36	0.00	1,322.36	0.00	18,155,616.81	0.99767099714
B2	126694WU8	12,915,000.00	12,885,859.40	938.47	0.00	938.47	0.00	12,884,920.93	0.99767099714
B3	126694WV6	8,805,000.00	8,785,132.95	639.82	0.00	639.82	0.00	8,784,493.13	0.99767099714
B4	126694WW4	6,457,000.00	6,442,430.83	469.20	0.00	469.20	0.00	6,441,961.63	0.99767099714
B5	126694WX2	4,696,402.00	4,685,727.96	340.70	0.00	340.70	0.56	4,685,386.70	0.99765452328
Totals		1,174,056,502.00	1,053,061,780.90	9,918,270.01	0.00	9,918,270.01	0.56	1,043,143,510.33	



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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	417,524,188.41	5.388958	1,875,017.06	1,875,017.06	0.00	1,875,017.06
1A2	46,391,281.13	5.548958	214,519.41	214,519.41	0.00	214,519.41
1IO	463,915,469.54	0.563468	217,834.64	217,834.64	0.00	217,834.64
1AIO	417,524,188.41	0.579468	201,618.26	201,618.26	0.00	201,618.26
1AIO	46,391,281.13	0.419468	16,216.38	16,216.38	0.00	16,216.38
2A1	87,419,819.02	5.401716	393,514.17	393,514.17	0.00	393,514.17
2A2A	113,367,027.94	5.601716	529,208.21	529,208.21	0.00	529,208.21
2A2B	61,382,000.00	5.301716	271,191.59	271,191.59	0.00	271,191.59
2A2C	86,888,000.00	5.281716	382,431.42	382,431.42	0.00	382,431.42
2B	38,783,802.71	5.551716	179,430.54	179,430.54	0.00	179,430.54
2IO	387,840,649.67	0.467079	150,960.10	150,960.10	0.00	150,960.10
2AIO	87,419,819.02	0.497829	36,266.77	36,266.77	0.00	36,266.77
2AIO	113,367,027.94	0.297829	28,136.66	28,136.66	0.00	28,136.66
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	38,783,802.71	0.347829	11,241.78	11,241.78	0.00	11,241.78
3A1	97,789,301.77	5.308464	432,592.49	432,592.49	0.00	432,592.49
3A2	24,446,846.43	5.736464	116,865.38	116,865.38	0.00	116,865.38
3IO	122,236,148.20	0.511712	52,124.79	52,124.79	0.00	52,124.79
3AIO	97,789,301.77	0.597311	48,675.52	48,675.52	0.00	48,675.52
3AIO	24,446,846.43	0.169311	3,449.27	3,449.27	0.00	3,449.27
AR	0.00	5.968426	0.00	0.00	0.00	0.00
M	28,113,423.18	5.933198	139,002.08	139,002.08	0.00	139,002.08
B1	18,156,939.17	5.933198	89,773.93	89,773.93	0.00	89,773.93
B2	12,885,859.40	5.933198	63,711.96	63,711.96	0.00	63,711.96
B3	8,785,132.95	5.933198	43,436.61	43,436.61	0.00	43,436.61
B4	6,442,430.83	5.933198	31,853.51	31,853.51	0.00	31,853.51
B5	4,685,727.96	5.933198	23,167.79	23,167.79	0.00	23,167.79
Totals	1,053,061,780.90		5,206,635.68	5,206,635.68	0.00	5,206,635.68



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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	886.073824058	12.435658594	3.979179134	873.638165465	5.388958
1A2	126694WF1	52,356,000.00	886.073824058	12.435658594	4.097322310	873.638165465	5.548958
1IO		523,563,000.00	886.073824048	0.000000000	0.416061945	873.638165455	0.563468
1AIO	126694WG9	471,207,000.00	886.073824058	0.000000000	0.427876189	873.638165465	0.579468
1AIO	126694WG9	52,356,000.00	886.073824058	0.000000000	0.309733012	873.638165465	0.419468
2A1	126694WH7	100,000,000.00	874.198190187	6.806534657	3.935141664	867.391655530	5.401716
2A2A	126694WJ3	151,018,000.00	750.685533809	13.489214163	3.504272385	737.196319646	5.601716
2A2B	126694WK0	61,382,000.00	1,000.000000000	0.000000000	4.418096329	1,000.000000000	5.301716
2A2C	126694WL8	86,888,000.00	1,000.000000000	0.000000000	4.401429663	1,000.000000000	5.281716
2B	126694WM6	44,365,000.00	874.198190187	6.806534657	4.044416438	867.391655530	5.551716
2IO		443,653,000.00	874.198190185	0.000000000	0.340266154	867.391655528	0.467079
2AIO	126694WN4	100,000,000.00	874.198190187	0.000000000	0.362667676	867.391655530	0.497829
2AIO	126694WN4	151,018,000.00	750.685533809	0.000000000	0.186313268	737.196319646	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	874.198190187	0.000000000	0.253392902	867.391655530	0.347829
3A1	126694WP9	102,074,000.00	958.023608059	2.993304700	4.238028175	955.030303359	5.308464
3A2	126694WQ7	25,518,000.00	958.023608059	2.993304700	4.579723261	955.030303359	5.736464
3IO		127,592,000.00	958.023608063	0.000000000	0.408527102	955.030303389	0.511712
3AIO	126694WR5	102,074,000.00	958.023608059	0.000000000	0.476865033	955.030303359	0.597311
3AIO	126694WR5	25,518,000.00	958.023608059	0.000000000	0.135169946	955.030303359	0.169311
AR	126694WY0	100.00	0.000000000	0.000000000	0.000000000	0.000000000	5.968426
M	126694WS3	28,177,000.00	997.743662484	0.072665339	4.933175442	997.670997145	5.933198
B1	126694WT1	18,198,000.00	997.743662484	0.072665339	4.933175442	997.670997145	5.933198
B2	126694WU8	12,915,000.00	997.743662484	0.072665339	4.933175442	997.670997145	5.933198
B3	126694WV6	8,805,000.00	997.743662484	0.072665339	4.933175442	997.670997145	5.933198
B4	126694WW4	6,457,000.00	997.743662484	0.072665339	4.933175442	997.670997145	5.933198
B5	126694WX2	4,696,402.00	997.727187422	0.072545096	4.933093984	997.654523283	5.933198
Totals		1,174,056,502.00	896.943016887	8.447864300	4.434740297	888.495152110	



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Pool Level Data

Distribution Date		10/20/06
Cut-off Date		1/ 1/06
Record Date		9/29/06
Determination Date		10/13/06
Accrual Period 30/360	Begin	9/ 1/06
	End	10/ 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	2,231	1,265	481	3,977
Loans Paid Off or otherwise removed pursuant to the PSA	27	11	2	40
Ending Aggregate Loan Count	2,204	1,254	479	3,937
Beginning Pool Stated Principal Balance	501,711,138.59	419,883,676.61	131,466,965.70	1,053,061,780.90
Scheduled Principal	31,634.12	36,478.86	8,426.34	76,539.32
Unscheduled Principal	6,481,599.71	2,986,044.51	374,087.04	9,841,731.26
Realized Principal Losses	0.00	0.00	0.00	0.00
Ending Pool Stated Principal Balance	495,197,904.76	416,861,153.24	131,084,452.32	1,043,143,510.32
Beginning Weighted Average Mortgage Rate	6.229983%	6.160575%	6.166486%	
Beginning Weighted Average Net Mortgage Rate	5.968426%	5.899545%	5.905775%	
Ending Weighted Average Mortgage Rate	6.229022%	6.157592%	6.165736%	
Ending Weighted Average Net Mortgage Rate	5.967463%	5.896547%	5.905020%	
Beginning Weighted Average Remaining Term to Maturity	352	352	352	
Ending Weighted Average Remaining Term to Maturity	351	351	351	



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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	47	2.13249%	11,723,214.89	2.36738%	11	0.49909%	2,431,726.34	0.49106%	9	0.40835%	2,293,340.91	0.46312%
Group 2	23	1.83413%	7,579,821.13	1.81831%	8	0.63796%	1,528,682.27	0.36671%	2	0.15949%	1,103,997.96	0.26484%
Group 3	7	1.46138%	2,061,161.00	1.57239%	6	1.25261%	2,252,343.73	1.71824%	2	0.41754%	810,500.00	0.61830%
Total	77	1.95580%	21,364,197.02	2.04806%	25	0.63500%	6,212,752.34	0.59558%	13	0.33020%	4,207,838.87	0.40338%

	Foreclosure				Bankruptcy				REO			
	Count	Count %	Balance	Balance %	Count	Count %	Balance	Balance %	Count	Count %	Balance	Balance %
Group 1	6	0.27223%	1,456,485.60	0.29412%	0	0.00000%	0.00	0.00000%	4	0.18149%	854,499.99	0.17256%
Group 2	10	0.79745%	4,321,539.61	1.03669%	0	0.00000%	0.00	0.00000%	1	0.07974%	263,599.99	0.06323%
Group 3	4	0.83507%	955,199.98	0.72869%	0	0.00000%	0.00	0.00000%	1	0.20877%	167,979.91	0.12815%
Total	20	0.50800%	6,733,225.19	0.64547%	0	0.00000%	0.00	0.00000%	6	0.15240%	1,286,079.89	0.12329%

60+ Delinquency, Foreclosure, Bankruptcy & REO Totals

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</u>
Current	7,036,052.84	7,217,819.83	4,186,023.62	18,439,896.29
One-Month Prior	6,530,136.46	8,136,145.48	1,933,679.89	16,599,961.83
Two-Month Prior	6,647,016.68	6,452,854.33	2,594,434.22	15,694,305.23
Three-Month Prior	4,954,029.51	4,729,469.18	1,316,715.09	11,000,213.78
Four-Month Prior	4,685,785.57	4,608,374.24	941,240.91	10,235,400.72
Five-Month Prior	2,697,335.71	2,293,334.16	670,293.68	5,660,963.55
60+ Delinquency Average	5,425,059.46	5,572,999.54	1,940,397.90	12,938,456.90
Passing Delinquency Stepdown Requirement	YES	YES	YES	



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Available Funds

Interest

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</u>
Scheduled Interest	2,604,709.35	2,155,603.84	675,574.37	5,435,887.56
Less: Master Servicer Fee	104,817.49	87,887.99	27,425.43	220,130.91
Less: Trustee Fee	3,762.83	3,149.13	986.00	7,897.96
Less: Mortgage Loan Premiums	<u>774.44</u>	<u>298.19</u>	<u>150.95</u>	<u>1,223.59</u>
Total Interest Available	2,495,354.58	2,064,268.53	647,011.99	5,206,635.10

Principal

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</u>
Scheduled Principal	31,634.12	36,478.86	8,426.34	76,539.32
Paid in Full Principal	6,422,961.13	2,946,475.98	369,850.00	9,739,287.11
Curtailment Principal	58,638.58	39,568.53	4,237.04	102,444.15
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>6,513,233.83</u>	<u>3,022,523.37</u>	<u>382,513.38</u>	<u>9,918,270.58</u>

Total Available Funds	9,008,588.41	5,086,791.90	1,029,525.37	15,124,905.68
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Certificate Account

	Beginning Balance	0.00
Deposits	Remittance Amount	15,124,905.68
	Other Deposits required by the PSA	0.00
	Trustee Fee	<u>7,897.96</u>
	Total Deposits	15,132,803.64
Withdrawals	Available Funds, to the Distribution Account	15,124,905.68
	Trustee Fee	<u>7,897.96</u>
	Total Withdrawals	<u>15,132,803.64</u>
	Ending Balance	0.00

Distribution Account

	Beginning Balance	0.00
Deposits	Available Funds	15,124,905.68
	Other Deposits Required by the PSA	<u>0.00</u>
	Total Deposits	15,124,905.68
Withdrawals	Payments of Principal & Interest to the Classes	<u>15,124,905.68</u>
	Ending Balance	0.00



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Fees of the Trust

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</u>
Gross Master Servicing Fee	104,817.49	87,887.99	27,425.43	220,130.91
Net Master Servicing Fee	104,817.49	87,887.99	27,425.43	220,130.91
Trustee Fee	3,762.83	3,149.13	986.00	7,897.96
Lpmi	<u>774.44</u>	<u>298.19</u>	<u>150.95</u>	<u>1,223.59</u>
Total Net Loan Fees	109,354.77	91,335.31	28,562.38	229,252.46

Servicer Advances

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</u>
Principal Advances	750.92	2,652.83	0.00	3,403.75
Interest Advances	101,378.68	80,145.74	34,644.44	216,168.86
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	102,129.60	82,798.57	34,644.44	219,572.61



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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	6,422,961.13	2,946,475.98	369,850.00	9,739,287.11
Prepayment Interest Excess	0.00	0.00	0.00	0.00
Prepayment Interest Shortfall	0.00	0.00	0.00	0.00
Compensating Interest	0.00	0.00	0.00	0.00
Non-Supported Prepayment Interest Shortfall	0.00	0.00	0.00	0.00
Prepayment Charges	0.00	0.00	0.00	0.00
CPR %	14.448%	8.209%	3.362%	
SMM %	1.292%	0.711%	0.285%	

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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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	92.46665%	92.36859%	92.97860%
Senior Prepayment Percentage	100.00000%	100.00000%	100.00000%
Subordinate Percentages	7.53335%	7.63141%	7.02140%
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	6,510,850.72	3,019,739.52	381,921.73	9,912,511.97
Subordinate Principal Distribution Amount	<u>2,383.11</u>	<u>2,783.85</u>	<u>591.65</u>	<u>5,758.61</u>
Total Principal Distribution Amount	6,513,233.83	3,022,523.37	382,513.38	9,918,270.58

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	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	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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Credit Enhancements

Subordination

Credit Support

Class A
Class A Percentage

Original	Current
1,094,808,100.00	964,079,755.44
93.250035%	92.420625%

Class M
Class M Percentage

28,177,000.00	28,111,375.69
2.399970%	2.694871%

Class B1
Class B1 Percentage

18,198,000.00	18,155,616.81
1.550011%	1.740472%

Class B2
Class B2 Percentage

12,915,000.00	12,884,920.93
1.100032%	1.235201%

Class B3
Class B3 Percentage

8,805,000.00	8,784,493.13
0.749964%	0.842117%

Class B4
Class B4 Percentage

6,457,000.00	6,441,961.63
0.549974%	0.617553%

Class B5
Class B5 Percentage

4,696,402.00	4,685,386.70
0.400015%	0.449160%



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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	0.454	2,431,372.62	0.491
5.0	- 5.5	171	7.759	42,176,161.31	8.517
5.5	- 6.0	647	29.356	160,799,647.67	32.472
6.0	- 6.5	772	35.027	168,111,472.66	33.948
6.5	- 7.0	461	20.917	94,824,149.43	19.149
7.0	- 7.5	123	5.581	23,281,992.46	4.702
7.5	- 8.0	20	0.907	3,573,108.61	0.722
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:		2204	100.000	495,197,904.76	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	11	0.877	5,933,157.85	1.423
5.0	- 5.5	120	9.569	59,671,633.79	14.315
5.5	- 6.0	344	27.432	137,575,035.82	33.003
6.0	- 6.5	393	31.340	110,214,253.34	26.439
6.5	- 7.0	291	23.206	74,762,004.81	17.935
7.0	- 7.5	82	6.539	25,126,944.89	6.028
7.5	- 8.0	13	1.037	3,578,122.74	0.858
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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<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:			1254	100.000	416,861,153.24	100.000

Coupons: Group III

<u>Issuance Coupon</u>			Number of Items	Percent of Items	Principal Balance	Percent of Balance
<=		5.0	2	0.418	852,000.00	0.650
5.0	-	5.5	54	11.273	19,606,723.55	14.957
5.5	-	6.0	129	26.931	39,430,688.86	30.080
6.0	-	6.5	162	33.820	40,878,928.80	31.185
6.5	-	7.0	103	21.503	22,327,180.81	17.033
7.0	-	7.5	23	4.802	7,066,523.58	5.391
7.5	-	8.0	6	1.253	922,406.72	0.704
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:			479	100.000	131,084,452.32	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	0.454	387,032.23	0.078
50,000.00	-	75,000.00	56	2.541	3,582,210.95	0.723



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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	86	3.902	7,658,173.92	1.546
100,000.00	-	125,000.00	156	7.078	17,808,521.95	3.596
125,000.00	-	150,000.00	233	10.572	32,300,727.74	6.523
150,000.00	-	175,000.00	233	10.572	38,007,691.82	7.675
175,000.00	-	200,000.00	219	9.936	41,357,104.08	8.352
200,000.00	-	225,000.00	193	8.757	41,082,044.27	8.296
225,000.00	-	250,000.00	167	7.577	39,803,550.08	8.038
250,000.00	-	275,000.00	186	8.439	48,849,873.57	9.865
275,000.00	-	300,000.00	175	7.940	50,525,536.51	10.203
300,000.00	-	325,000.00	121	5.490	37,859,480.11	7.645
325,000.00	-	350,000.00	132	5.989	44,655,191.15	9.018
350,000.00	-	375,000.00	109	4.946	39,370,638.65	7.950
375,000.00	-	400,000.00	79	3.584	30,880,305.35	6.236
400,000.00	-	425,000.00	34	1.543	13,890,601.28	2.805
425,000.00	-	450,000.00	3	0.136	1,318,790.31	0.266
450,000.00	-	475,000.00	6	0.272	2,756,724.10	0.557
475,000.00	-	500,000.00	3	0.136	1,443,999.99	0.292
500,000.00	-	525,000.00	1	0.045	508,000.00	0.103
525,000.00	-	550,000.00	1	0.045	528,000.00	0.107
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	0.045	623,706.70	0.126
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:			2204	100.000	495,197,904.76	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	5	0.399	205,276.52	0.049
50,000.00	-	75,000.00	22	1.754	1,365,067.14	0.327



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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	64	5.104	5,630,477.93	1.351
100,000.00	-	125,000.00	89	7.097	10,025,824.17	2.405
125,000.00	-	150,000.00	84	6.699	11,519,435.93	2.763
150,000.00	-	175,000.00	97	7.735	15,755,166.06	3.779
175,000.00	-	200,000.00	96	7.656	17,949,215.80	4.306
200,000.00	-	225,000.00	75	5.981	15,973,076.64	3.832
225,000.00	-	250,000.00	68	5.423	16,182,257.82	3.882
250,000.00	-	275,000.00	61	4.864	15,973,911.53	3.832
275,000.00	-	300,000.00	39	3.110	11,146,053.59	2.674
300,000.00	-	325,000.00	37	2.951	11,527,923.39	2.765
325,000.00	-	350,000.00	30	2.392	10,103,465.83	2.424
350,000.00	-	375,000.00	31	2.472	11,145,937.20	2.674
375,000.00	-	400,000.00	20	1.595	7,840,401.62	1.881
400,000.00	-	425,000.00	37	2.951	15,403,551.00	3.695
425,000.00	-	450,000.00	61	4.864	26,625,141.88	6.387
450,000.00	-	475,000.00	49	3.907	22,709,872.94	5.448
475,000.00	-	500,000.00	42	3.349	20,509,672.80	4.920
500,000.00	-	525,000.00	32	2.552	16,422,629.17	3.940
525,000.00	-	550,000.00	21	1.675	11,331,733.94	2.718
550,000.00	-	575,000.00	28	2.233	15,761,290.19	3.781
575,000.00	-	600,000.00	24	1.914	14,105,916.11	3.384
600,000.00	-	625,000.00	24	1.914	14,703,529.34	3.527
625,000.00	-	650,000.00	27	2.153	17,374,500.91	4.168
650,000.00	-	675,000.00	7	0.558	4,663,146.72	1.119
675,000.00	-	700,000.00	6	0.478	4,103,111.06	0.984
700,000.00	-	725,000.00	7	0.558	4,995,209.42	1.198
725,000.00	-	750,000.00	9	0.718	6,651,604.60	1.596
750,000.00	-	775,000.00	5	0.399	3,823,483.80	0.917
775,000.00	-	800,000.00	5	0.399	3,940,399.00	0.945
>		800,000.00	52	4.147	51,392,869.19	12.329
Wgt Ave / Total:			1254	100.000	416,861,153.24	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	1.879	586,795.10	0.448



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

Officer: Michael Cerchio
212-815-6314
Associate: Steven Chrysanthis
212-815-8318

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	5.219	2,262,643.12	1.726
100,000.00	-	125,000.00	33	6.889	3,823,830.56	2.917
125,000.00	-	150,000.00	41	8.559	5,719,288.38	4.363
150,000.00	-	175,000.00	45	9.395	7,377,907.12	5.628
175,000.00	-	200,000.00	39	8.142	7,305,148.42	5.573
200,000.00	-	225,000.00	36	7.516	7,674,869.13	5.855
225,000.00	-	250,000.00	39	8.142	9,232,249.13	7.043
250,000.00	-	275,000.00	28	5.846	7,353,347.52	5.610
275,000.00	-	300,000.00	27	5.637	7,769,847.18	5.927
300,000.00	-	325,000.00	26	5.428	8,114,316.40	6.190
325,000.00	-	350,000.00	20	4.175	6,775,635.67	5.169
350,000.00	-	375,000.00	21	4.384	7,591,731.79	5.791
375,000.00	-	400,000.00	19	3.967	7,412,463.72	5.655
400,000.00	-	425,000.00	10	2.088	4,147,790.22	3.164
425,000.00	-	450,000.00	10	2.088	4,351,934.30	3.320
450,000.00	-	475,000.00	6	1.253	2,781,622.12	2.122
475,000.00	-	500,000.00	5	1.044	2,453,103.13	1.871
500,000.00	-	525,000.00	5	1.044	2,577,927.68	1.967
525,000.00	-	550,000.00	5	1.044	2,684,531.53	2.048
550,000.00	-	575,000.00	4	0.835	2,235,397.40	1.705
575,000.00	-	600,000.00	6	1.253	3,579,318.52	2.731
600,000.00	-	625,000.00	3	0.626	1,837,876.05	1.402
625,000.00	-	650,000.00	3	0.626	1,927,505.86	1.470
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	0.418	1,474,778.79	1.125
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	2.505	12,032,593.48	9.179
Wgt Ave / Total:			479	100.000	131,084,452.32	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	2204	100.000	495,197,904.76	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:	2204	100.000	495,197,904.76	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	1254	100.000	416,861,153.24	100.000
> 360	0	0.000	0.00	0.000
Wgt Ave / Total:	1254	100.000	416,861,153.24	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	479	100.000	131,084,452.32	100.000
> 360	0	0.000	0.00	0.000
Wgt Ave / Total:	479	100.000	131,084,452.32	100.000