

RESIDENTIAL FUNDING MORTGAGE SECURITIES II, INC.
HOME EQUITY LOAN TRUST 2006-HSA1
RESIDENTIAL FUNDING CORPORATION - MASTER SERVICER
STATEMENT TO CERTIFICATEHOLDERS

DISTRIBUTION SUMMARY

| CLASS | CUSIP | ORIGINAL FACE VALUE | PRINCIPAL BALANCE BEFORE DISTRIBUTION | CURRENT PASS-THROUGH RATE | PRINCIPAL DISTRIBUTION | INTEREST DISTRIBUTION | TOTAL DISTRIBUTION | *DEFERRED INTEREST | PRINCIPAL LOSS | ADDITIONAL BALANCE | REMAINING PRINCIPAL BALANCE |
|-------|-----------|------------------------|---|---------------------------------|---------------------------|--------------------------|-----------------------|-----------------------|-------------------|-----------------------|-----------------------------------|
| A-1 | 76110VTC2 | 282,669,000.00 | 193,051,278.83 | 5.43000 % | 10,626,731.07 | 960,836.77 | 11,587,567.84 | 0.00 | 0.00 | 0.00 | 182,424,547.76 |
| A-2 | 76110VTD0 | 42,249,000.00 | 42,249,000.00 | 5.19000 % | 0.00 | 182,712.47 | 182,712.47 | 0.00 | 0.00 | 0.00 | 42,249,000.00 |
| A-3 | 76110VTE8 | 47,465,000.00 | 47,465,000.00 | 5.23000 % | 0.00 | 206,851.94 | 206,851.94 | 0.00 | 0.00 | 0.00 | 47,465,000.00 |
| A-4 | 76110VTF5 | 42,917,000.00 | 42,917,000.00 | 5.49000 % | 0.00 | 196,329.75 | 196,329.75 | 0.00 | 0.00 | 0.00 | 42,917,000.00 |
| A-5 | 76110VTG3 | 46,144,000.00 | 46,144,000.00 | 5.31000 % | 0.00 | 204,171.06 | 204,171.06 | 0.00 | 0.00 | 0.00 | 46,144,000.00 |
| SB | | 2,321,025.26 | 9,593,357.05 | 0.00000 % | 0.00 | 0.00 | 0.00 | 448,340.47 | 0.00 | 0.00 | 10,041,697.52 |
| R-I | | 0.00 | 0.00 | 0.00000 % | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| R-II | | 0.00 | 0.00 | 0.00000 % | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

463,765,025.26 381,419,635.88 10,626,731.07 1,750,901.99 12,377,633.06 448,340.47 0.00 0.00 371,241,245.28

DISTRIBUTION FACTOR SUMMARY
AMOUNTS PER \$1,000 UNIT

| CLASS | PRINCIPAL BALANCE BEFORE DISTRIBUTION | PRINCIPAL DISTRIBUTION | INTEREST DISTRIBUTION | ADDITIONAL BALANCE | TOTAL DISTRIBUTION | DEFERRED INTEREST | PRINCIPAL BALANCE AFTER DISTRIBUTION | DETERMINATION DATE | 20-November-2006 |
|-------|---|---------------------------|--------------------------|-----------------------|-----------------------|----------------------|--|--------------------------------------|------------------|
| A-1 | 682.958792 | 37.594257 | 3.399159 | 0.000000 | 40.993416 | 0.000000 | 645.364535 | PAYMENT DATE | 27-November-2006 |
| A-2 | 1,000.000000 | 0.000000 | 4.324658 | 0.000000 | 4.324658 | 0.000000 | 1,000.000000 | RESIDENTIAL FUNDING CORPORATION | |
| A-3 | 1,000.000000 | 0.000000 | 4.357989 | 0.000000 | 4.357989 | 0.000000 | 1,000.000000 | 2255 NORTH ONTARIO STREET, SUITE 400 | |
| A-4 | 1,000.000000 | 0.000000 | 4.574638 | 0.000000 | 4.574638 | 0.000000 | 1,000.000000 | BURBANK, CA 91504-2130 | |
| A-5 | 1,000.000000 | 0.000000 | 4.424650 | 0.000000 | 4.424650 | 0.000000 | 1,000.000000 | (818) 260-1400 | |

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INTEREST DISTRIBUTION SUMMARY

| CLASS | RECORD DATE | ACCRUAL DATES | INTEREST ACCRUAL METHODOLOGY | ACCRUED CERTIFICATE INTEREST | PREPAYMENT INTEREST SHORTFALL ALLOCATED | SERVICEMEMBERS CIVIL RELIEF ACT SHORTFALL ALLOCATED | PRIOR PERIOD SHORTFALLS REPAID | CERTIFICATE INTEREST DISTRIBUTION AMOUNT |
|-------------|----------------|-----------------------|------------------------------------|------------------------------------|--|--|---|---|
| A-1 | 11/24/2006 | 10/25/2006-11/26/2006 | Actual/360 | 960,912.74 | 0.00 | 75.97 | 0.00 | 960,836.77 |
| A-2 | 10/31/2006 | 10/01/2006-10/31/2006 | 30/360 | 182,726.92 | 0.00 | 14.45 | 0.00 | 182,712.47 |
| A-3 | 10/31/2006 | 10/01/2006-10/31/2006 | 30/360 | 206,868.29 | 0.00 | 16.35 | 0.00 | 206,851.94 |
| A-4 | 10/31/2006 | 10/01/2006-10/31/2006 | 30/360 | 196,345.27 | 0.00 | 15.52 | 0.00 | 196,329.75 |
| A-5 | 10/31/2006 | 10/01/2006-10/31/2006 | 30/360 | 204,187.20 | 0.00 | 16.14 | 0.00 | 204,171.06 |
| SB | 10/31/2006 | 10/01/2006-10/31/2006 | 30/360 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| R-I | 10/31/2006 | 10/01/2006-10/31/2006 | 30/360 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| R-II | 10/31/2006 | 10/01/2006-10/31/2006 | 30/360 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| DEAL TOTALS | | | | 1,751,040.42 | 0.00 | 138.43 | 0.00 | 1,750,901.99 |

PREPAYMENT INTEREST SHORTFALL AMOUNTS

BASIS RISK/NET WAC SHORTFALL AMOUNTS

| CLASS | CURRENT PERIOD | PRIOR PERIOD UNPAID | PRIOR UNPAID ACCRUED INTEREST | TOTAL PAID | REMAINING UNPAID | CURRENT PERIOD | PRIOR PERIOD UNPAID | PRIOR UNPAID ACCRUED INTEREST | TOTAL PAID | REMAINING UNPAID |
|-------------|-------------------|---------------------------|-------------------------------------|---------------|---------------------|-------------------|---------------------------|-------------------------------------|---------------|---------------------|
| A-1 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| A-2 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| A-3 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| A-4 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| A-5 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| DEAL TOTALS | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

INDEX VALUE USED FOR THE CURRENT DISTRIBUTION :

0.00000

RESIDENTIAL FUNDING MORTGAGE SECURITIES II, INC.
HOME EQUITY LOAN TRUST 2006-HSA1
RESIDENTIAL FUNDING CORPORATION - MASTER SERVICER
STATEMENT TO CERTIFICATEHOLDERS

COLLATERAL SUMMARY

| POOL/GROUP | • MASTER • SERVICER • FEE AMOUNT | • SUBSERVICER • FEE AMOUNT | • WEIGHTED • AVERAGE • GROSS RATE | • WEIGHTED • AVERAGE • NET RATE | • WEIGHTED • AVERAGE REMAINING • AMORTIZATION TERM | • WEIGHTED • AVERAGE MONTHS • TO MATURITY | • WEIGHTED • AVERAGE REMAINING • DRAW MONTHS | • PERCENTAGE • OF DELINQUENT • LOANS | • ADDITIONAL • DRAW • AMOUNTS |
|-------------|--|-------------------------------|---|---------------------------------------|--|---|--|--|-------------------------------------|
| POOL -50285 | 25,428.20 | 158,924.50 | 8.74137497 % | 8.00137497 % | 308.55 | 187.92 | 0.00 | 1.3434514 % | 0.00 |
| DEAL TOTALS | 25,428.20 | 158,924.50 | | | | | | 1.3434514 % | 0.00 |

| POOL/GROUP | • BEGINNING OF PERIOD • COUNT | • AMOUNT | • PAYOFFS • COUNT | • AMOUNT | • REPURCHASES • COUNT | • AMOUNT | • LIQUIDATIONS • COUNT | • AMOUNT | • END OF PERIOD • COUNT | • AMOUNT |
|--------------|----------------------------------|----------------|----------------------|--------------|--------------------------|----------|---------------------------|------------|----------------------------|----------------|
| POOL (50285) | 8,416 | 381,419,635.88 | 168 | 8,768,541.72 | 1 | 0.00 | 7 | 442,046.66 | 8,244 | 371,241,245.28 |
| DEAL TOTALS | 8,416 | 381,419,635.88 | 168 | 8,768,541.72 | 1 | 0.00 | 7 | 442,046.66 | 8,244 | 371,241,245.28 |

DELINQUENCY SUMMARY

| CURRENT | | | | DELINQUENCY | | | | | | | | | |
|--------------|-------|----------------|-------|--------------|-------|--------------|-------|--------------|-------|--------------|-------|--------------|--|
| | | | | 30-59 DAYS | | 60-89 DAYS | | 90-119 DAYS | | 120-149 DAYS | | 150-179 DAYS | |
| POOL/GROUP | COUNT | AMOUNT | COUNT | AMOUNT | COUNT | AMOUNT | COUNT | AMOUNT | COUNT | AMOUNT | COUNT | AMOUNT | |
| POOL (50285) | 8,143 | 365,186,829.14 | 42 | 2,291,238.63 | 18 | 1,243,794.40 | 19 | 1,452,412.85 | 11 | 483,748.96 | 10 | 543,514.62 | |
| DEAL TOTALS | 8,143 | 365,186,829.14 | 42 | 2,291,238.63 | 18 | 1,243,794.40 | 19 | 1,452,412.85 | 11 | 483,748.96 | 10 | 543,514.62 | |
| 180+ DAYS | | | | FORECLOSURE | | REO LOANS | | PAID OFF | | REPURCHASED | | LIQUIDATED | |
| POOL/GROUP | COUNT | AMOUNT | COUNT | AMOUNT | COUNT | AMOUNT | COUNT | AMOUNT | COUNT | AMOUNT | COUNT | AMOUNT | |
| POOL (50285) | 0 | 0.00 | 1 | 39,706.68 | 0 | 0.00 | 168 | 8,768,541.72 | 1 | 0.00 | 7 | 442,046.66 | |
| DEAL TOTALS | 0 | 0.00 | 1 | 39,706.68 | 0 | 0.00 | 168 | 8,768,541.72 | 1 | 0.00 | 7 | 442,046.66 | |

Delinquency information appearing on this statement has been derived using the OTS method.

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COLLECTIONS SUMMARY

| | POOL (50285) | DEAL TOTALS |
|-------------------------------|---------------|---------------|
| (1) INTEREST COLLECTIONS | 2,670,426.63 | 2,670,426.63 |
| (2) PRINCIPAL COLLECTIONS | 9,756,783.27 | 9,756,783.27 |
| (3) ADDITIONAL BALANCE | 0.00 | 0.00 |
| (4) NET PRINCIPAL COLLECTIONS | 9,756,783.27 | 9,756,783.27 |
| (5) ADJUSTMENT AMOUNT | 0.00 | 0.00 |
| (6) INSURED PAYMENT AMOUNT | 0.00 | 0.00 |
| (7) TOTAL COLLECTIONS AMOUNT | 12,427,209.90 | 12,427,209.90 |

ALLOCATION OF PAYMENTS

| | POOL (50285) | DEAL TOTALS |
|--|---------------|---------------|
| (1) TOTAL COLLECTIONS | 12,427,209.90 | 12,427,209.90 |
| (2) INTEREST DISTRIBUTION AMOUNT | 1,750,901.99 | 1,750,901.99 |
| (3) PRINCIPAL COLLECTION DISTRIBUTION AMOUNT | 9,756,783.27 | 9,756,783.27 |
| (4) LIQUIDATION LOSS DISTRIBUTION AMOUNT | 421,607.33 | 421,607.33 |
| (5) CREDIT ENHANCEMENT PREMIUM AMOUNT | 49,576.84 | 49,576.84 |
| (6) CREDIT ENHANCEMENT REIMBURSEMENT AMOUNT | 0.00 | 0.00 |
| (7) OVERCOLLATERALIZATION INCREASE AMOUNT | 448,340.47 | 448,340.47 |
| (8) CREDIT ENHANCEMENT - OTHER AMOUNTS OWED | 0.00 | 0.00 |
| (9) PREPAYMENT INTEREST SHORTFALL | 0.00 | 0.00 |
| (10) BASIS RISK/NET WAC SHORTFALL | 0.00 | 0.00 |
| (11) SERVICEMEMBERS CIVIL RELIEF ACT SHORTFALL | 0.00 | 0.00 |
| (12) REMAINING AMOUNT TO SB CERTIFICATES | 0.00 | 0.00 |

PREPAYMENT FEE SUMMARY

| | POOL (50285) | DEAL TOTALS |
|--|--------------|-------------|
| (1) PREPAYMENT FEE COLLECTED | 8,024.65 | 8,024.65 |
| (2) PREPAYMENT FEE PAID TO SB CERTIFICATES | 8,024.65 | 8,024.65 |

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RESIDENTIAL FUNDING CORPORATION - MASTER SERVICER
STATEMENT TO CERTIFICATEHOLDERS

LIQUIDATION LOSS SUMMARY

| CURRENT PERIOD REALIZED LOSSES | | DEEMED LIQUIDATIONS | CHARGE-OFFS | BANKRUPTCY | TOTAL LIQUIDATIONS |
|---------------------------------|--|---------------------|--------------|------------|--------------------|
| (1) LOSS COUNT | | 1 | 6 | 0 | 7 |
| POOL (50285) | (2) BEGINNING AGGREGATE ACTUAL BALANCE | 57,857.94 | 384,188.72 | 0.00 | 442,046.66 |
| | (3) REALIZED LOSS AMOUNT | 57,857.94 | 363,749.39 | 0.00 | 421,607.33 |
| (1) LOSS COUNT | | 1 | 6 | 0 | 7 |
| DEAL TOTAL | (2) BEGINNING AGGREGATE ACTUAL BALANCE | 57,857.94 | 384,188.72 | 0.00 | 442,046.66 |
| | (3) REALIZED LOSS AMOUNT | 57,857.94 | 363,749.39 | 0.00 | 421,607.33 |
| CUMULATIVE REALIZED LOSSES | | DEEMED LIQUIDATIONS | CHARGE-OFFS | BANKRUPTCY | TOTAL LIQUIDATIONS |
| (1) LOSS COUNT | | 12 | 12 | 0 | 24 |
| POOL (50285) | (2) TOTAL REALIZED LOSS | 976,894.73 | 772,655.76 | 0.00 | 1,749,550.49 |
| (1) LOSS COUNT | | 12 | 12 | 0 | 24 |
| DEAL TOTAL | (2) TOTAL REALIZED LOSS | 976,894.73 | 772,655.76 | 0.00 | 1,749,550.49 |
| SUBSEQUENT RECOVERIES | | CURRENT PERIOD | CUMULATIVE | | |
| (1) SUBSEQUENT RECOVERIES COUNT | | 4 | 4 | | |
| POOL (50285) | (2) SUBSEQUENT PRINCIPAL RECOVERIES | 122,993.00 | 144,577.00 | | |
| | (3) NET LOSS | 298,614.33 | 1,604,973.49 | | |
| | (4) NET LOSS % | 0.064389 % | 0.346075 % | | |
| (1) SUBSEQUENT RECOVERIES COUNT | | 4 | 4 | | |
| DEAL TOTAL | (2) SUBSEQUENT PRINCIPAL RECOVERIES | 122,993.00 | 144,577.00 | | |
| | (3) NET LOSS | 298,614.33 | 1,604,973.49 | | |
| | (4) NET LOSS % | 0.064389 % | 0.064389 % | | |

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PERFORMANCE TRIGGER SUMMARY

| POOL/GROUP | TRIGGER TEST NAME | TRIGGER TEST DESCRIPTION | TRIGGER TEST RESULT |
|--------------|----------------------------|--|--------------------------------|
| POOL (50285) | Stepdown Date - Clause (x) | Payment Date >= 08/25/2008 | Fail |
| POOL (50285) | Stepdown Date - Clause (y) | Pool Balance < 50% of Cut-Off Balance | Fail |
| POOL (50285) | Stepdown Date | Later to occur of Clause (x) and Clause (y) | Stepdown Date has not occurred |
| POOL (50285) | Trigger Event (i) | Agg. Liq. Loss Amt > 1.25% plus 1/6 of 0.60% * Cut-off Date Bal | Trigger not in effect |
| POOL (50285) | Trigger Event (ii) | Agg. Liq. Loss Amt > 1.85% plus 1/12 of 0.40% * Cut-off Date Bal | Trigger not in effect |
| POOL (50285) | Trigger Event (iii) | Agg. Liq. Loss Amt > 2.25% plus 1/12 of 0.25% * Cut-off Date Bal | Trigger not in effect |
| POOL (50285) | Trigger Event (iv) | Agg. Liq. Loss Amt > 2.50% plus 1/12 of 0.25% * Cut-off Date Bal | Trigger not in effect |
| POOL (50285) | Trigger Event (v) | Agg. Liq. Loss Amt > 2.75% * Cut-off Date Balance | Trigger not in effect |
| POOL (50285) | Trigger Event (iv) | Rolling Three Month Delinquency Percentage >= 3.25% | Trigger not in effect |

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OVERCOLLATERALIZATION SUMMARY

| | PRIOR REQUIRED OVERCOLLATERALIZATION AMOUNT | BEGINNING OVERCOLLATERALIZATION/ UNDERCOLLATERALIZATION AMOUNT | OVERCOLLATERALIZATION INCREASE AMOUNT | OVERCOLLATERALIZATION REDUCTION AMOUNT | ENDING OVERCOLLATERALIZATION/ UNDERCOLLATERALIZATION AMOUNT | CURRENT REQUIRED OVERCOLLATERALIZATION AMOUNT |
|-------------|---|---|---|--|--|---|
| | 14,608,598.30 | 9,593,357.05 | 448,340.47 | 0.00 | 10,041,697.52 | 14,608,598.30 |
| DEAL TOTALS | 14,608,598.30 | 9,593,357.05 | 448,340.47 | 0.00 | 10,041,697.52 | 14,608,598.30 |

CREDIT ENHANCEMENT SUMMARY

| POOL/GROUP | CREDIT ENHANCER | CREDIT ENHANCEMENT PREMIUM AMOUNT | CREDIT ENHANCEMENT DRAW AMOUNT | CREDIT ENHANCEMENT REIMBURSEMENT AMOUNT | CREDIT ENHANCEMENT UNREIMBURSED AMOUNT |
|--------------|--------------------------------------|--|---|--|---|
| POOL (50285) | Financial Guaranty Insurance Company | 49,576.84 | 0.00 | 0.00 | 0.00 |
| DEAL TOTALS | | 49,576.84 | 0.00 | 0.00 | 0.00 |

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STATEMENT TO CERTIFICATEHOLDERS

REPURCHASE SUMMARY

| | • BREACH OF REPS • AND WARRANTIES | • COUNT | • AMOUNT | • OPTIONAL REPURCHASE • OF DEFAULTED LOANS | • COUNT | • AMOUNT | • SELLER SERVICER • REPURCHASES | • COUNT | • AMOUNT | • TOTAL |
|--------------|--------------------------------------|---------|----------|---|---------|----------|------------------------------------|---------|----------|---------|
| POOL/GROUP | | COUNT | AMOUNT | | COUNT | AMOUNT | | COUNT | AMOUNT | |
| POOL (50285) | | 0 | 0.00 | | 0 | 0.00 | | 1 | 0.00 | 1 0.00 |
| DEAL TOTALS | | 0 | 0.00 | | 0 | 0.00 | | 1 | 0.00 | 1 0.00 |

MISCELLANEOUS INFORMATION SUMMARY

| | CURRENT PERIOD SERVICE MEMBERS CIVIL RELIEF ACT INTEREST SHORTFALL | CURRENT PERIOD LOAN MODIFICATION RATE REDUCTION INTEREST SHORTFALL | CURRENT YEAR LIEN RELEASE LOAN COUNT | CURRENT YEAR LIEN RELEASE LOAN AMOUNT | CUMULATIVE LIEN RELEASE LOAN COUNT | CUMULATIVE LIEN RELEASE LOAN AMOUNT |
|--------------|---|---|--|---|--|---|
| POOL (50285) | 138.43 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| DEAL TOTALS | 138.43 | 0.00 | 0 | 0.00 | 0 | 0.00 |

| LIEN RELEASE OUTSTANDING PRINCIPAL AMOUNT AS A PERCENTAGE OF POOL BALANCE | CURRENT PERIOD ADVANCES OUTSTANDING | CURRENT PERIOD ADVANCES REIMBURSED |
|--|---|--|
|--|---|--|

| | | | |
|--------------|---------|------|------|
| POOL (50285) | 0.00000 | 0.00 | 0.00 |
| DEAL TOTALS | 0.00000 | 0.00 | 0.00 |

Notes:

The servicer may in its reasonable discretion make advances to pay off a first lien mortgage so that upon the servicer's foreclosure of the second mortgage, the property will be acquired free and clear of the first lien. When the sale of the acquired property is completed, such advances will be reimbursed from the sales proceeds.

As of October 2, 2006, the Bank of New York became the Trustee on all transactions on which JP Morgan Chase Bank was the Trustee.

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