

**THE
BANK OF
NEW
YORK**

101 Barclay Street, 8West
New York, NY 10286

Officer: Maria Tokarz
212-815-4595
Associate: Tiffany Barnes
212-815-3652

Distribution Date: 2/27/06

CWMBS, Inc.
CHL Mortgage Pass-Through Trust 2006-1
Mortgage Pass-Through Certificates, Series 2006-1

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
A1	126694XB9	Senior	Fix-30/360	100,000,000.00	6.000000	982,839.85	500,000.00	1,482,839.85	0.00	99,017,160.15	0.00
A2	126694XC7	Senior	Fix-30/360	242,225,000.00	6.000000	2,380,683.83	1,211,125.00	3,591,808.83	0.00	239,844,316.17	0.00
A3	126694XD5	Senior	Fix-30/360	13,932,000.00	6.000000	136,929.25	69,660.00	206,589.25	0.00	13,795,070.75	0.00
X	126694XE3	Strip IO	Var-30/360	279,990,891.00	0.315582	0.00	73,633.50	73,633.50	0.00	277,036,506.52	0.00
PO	126694XF0	Strip PO	Fix-30/360	3,862,386.19	0.000000	30,823.02	0.00	30,823.02	0.00	3,831,563.17	0.00
AR	126694XG8	Senior	Fix-30/360	100.00	6.000000	100.00	0.50	100.50	0.00	0.00	0.00
M	126694XH6	Mezzanine	Fix-30/360	9,588,000.00	6.000000	0.00	47,940.00	47,940.00	0.00	9,588,000.00	0.00
B1	126694XJ2	Junior	Fix-30/360	2,444,000.00	6.000000	0.00	12,220.00	12,220.00	0.00	2,444,000.00	0.00
B2	126694XK9	Junior	Fix-30/360	1,316,000.00	6.000000	0.00	6,580.00	6,580.00	0.00	1,316,000.00	0.00
B3	126694XL7	Junior	Fix-30/360	1,128,000.00	6.000000	0.00	5,640.00	5,640.00	0.00	1,128,000.00	0.00
B4	126694XM5	Junior	Fix-30/360	564,000.00	6.000000	0.00	2,820.00	2,820.00	0.00	564,000.00	0.00
B5	126694XN3	Junior	Fix-30/360	940,223.90	6.000000	0.00	4,701.12	4,701.12	0.00	940,223.90	0.00
Totals				375,999,710.09		3,531,375.95	1,934,320.12	5,465,696.07	0.00	372,468,334.14	0.00

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CHL Mortgage Pass-Through Trust 2006-1
Mortgage Pass-Through Certificates, Series 2006-1

Principal Distribution Detail

Class	Original Certificate Balance	Beginning Certificate Balance	Scheduled Principal Distribution	Unscheduled Principal Adjustments	Net Principal Distribution	Current Realized Losses	Ending Certificate Balance	Ending Certificate Factor
A1	100,000,000.00	100,000,000.00	982,839.85	0.00	982,839.85	0.00	99,017,160.15	0.99017160149
A2	242,225,000.00	242,225,000.00	2,380,683.83	0.00	2,380,683.83	0.00	239,844,316.17	0.99017160149
A3	13,932,000.00	13,932,000.00	136,929.25	0.00	136,929.25	0.00	13,795,070.75	0.99017160149
X	279,990,891.00	279,990,891.00	0.00	0.00	0.00	0.00	277,036,506.52	0.98944828359
PO	3,862,386.19	3,862,386.19	30,823.02	0.00	30,823.02	0.00	3,831,563.17	0.99201969587
AR	100.00	100.00	100.00	0.00	100.00	0.00	0.00	0.00000000000
M	9,588,000.00	9,588,000.00	0.00	0.00	0.00	0.00	9,588,000.00	1.00000000000
B1	2,444,000.00	2,444,000.00	0.00	0.00	0.00	0.00	2,444,000.00	1.00000000000
B2	1,316,000.00	1,316,000.00	0.00	0.00	0.00	0.00	1,316,000.00	1.00000000000
B3	1,128,000.00	1,128,000.00	0.00	0.00	0.00	0.00	1,128,000.00	1.00000000000
B4	564,000.00	564,000.00	0.00	0.00	0.00	0.00	564,000.00	1.00000000000
B5	940,223.90	940,223.90	0.00	0.00	0.00	0.00	940,223.90	1.00000000000
Totals	375,999,710.09	375,999,710.09	3,531,375.95	0.00	3,531,375.95	0.00	372,468,334.14	

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Interest Distribution Detail

Class	Beginning Certificate Balance	Pass Through Rate (%)	Current Interest	Interest Carryforward Amount	Total Interest Due	Net Interest Shortfall	Interest Paid	Interest Carryforward After Dist.
A1	100,000,000.00	6.000000	500,000.00	0.00	500,000.00	0.00	500,000.00	0.00
A2	242,225,000.00	6.000000	1,211,125.00	0.00	1,211,125.00	0.00	1,211,125.00	0.00
A3	13,932,000.00	6.000000	69,660.00	0.00	69,660.00	0.00	69,660.00	0.00
X	279,990,891.00	0.315582	73,633.50	0.00	73,633.50	0.00	73,633.50	0.00
PO	3,862,386.19	0.000000	0.00	0.00	0.00	0.00	0.00	0.00
AR	100.00	6.000000	0.50	0.00	0.50	0.00	0.50	0.00
M	9,588,000.00	6.000000	47,940.00	0.00	47,940.00	0.00	47,940.00	0.00
B1	2,444,000.00	6.000000	12,220.00	0.00	12,220.00	0.00	12,220.00	0.00
B2	1,316,000.00	6.000000	6,580.00	0.00	6,580.00	0.00	6,580.00	0.00
B3	1,128,000.00	6.000000	5,640.00	0.00	5,640.00	0.00	5,640.00	0.00
B4	564,000.00	6.000000	2,820.00	0.00	2,820.00	0.00	2,820.00	0.00
B5	940,223.90	6.000000	4,701.12	0.00	4,701.12	0.00	4,701.12	0.00
Totals	375,999,710.09		1,934,320.12	0.00	1,934,320.12	0.00	1,934,320.12	0.00

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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 (%)
A1	126694XB9	100,000,000.00	1,000.000000000	9.828398514	5.000000000	990.171601486	6.000000
A2	126694XC7	242,225,000.00	1,000.000000000	9.828398514	5.000000000	990.171601486	6.000000
A3	126694XD5	13,932,000.00	1,000.000000000	9.828398514	5.000000000	990.171601486	6.000000
X	126694XE3	279,990,891.00	1,000.000000000	0.000000000	0.262985335	989.448283587	0.315582
PO	126694XF0	3,862,386.19	1,000.000000000	7.980304130	0.000000000	992.019695870	0.000000
AR	126694XG8	100.00	1,000.000000000	1,000.000000000	5.000000000	0.000000000	6.000000
M	126694XH6	9,588,000.00	1,000.000000000	0.000000000	5.000000000	1,000.000000000	6.000000
B1	126694XJ2	2,444,000.00	1,000.000000000	0.000000000	5.000000000	1,000.000000000	6.000000
B2	126694XK9	1,316,000.00	1,000.000000000	0.000000000	5.000000000	1,000.000000000	6.000000
B3	126694XL7	1,128,000.00	1,000.000000000	0.000000000	5.000000000	1,000.000000000	6.000000
B4	126694XM5	564,000.00	1,000.000000000	0.000000000	5.000000000	1,000.000000000	6.000000
B5	126694XN3	940,223.90	1,000.000000000	0.000000000	4.999999223	1,000.000000000	6.000000
Totals		375,999,710.09	1,000.000000000	9.391964555	5.144472371	990.608035445	

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Pool Level Data

Distribution Date		2/27/06
Cut-off Date		1/ 1/06
Record Date		1/31/06
Determination Date		2/22/06
Accrual Period 30/360	Begin	1/ 1/06
	End	2/ 1/06
Number of Days in 30/360 Accrual Period		30

Collateral Detail

Original Mortgage Loan Details

Original Aggregate Loan Count	602
Original Stated Principal Balance	375,999,710.09
Original Weighted Average Mortgage Rate	6.38349%
Original Weighted Average Net Mortgage Rate	6.17337%
Original Weighted Average Remaining Term	360

Current Mortgage Loan Details

Beginning Aggregate Loan Count	602
Loans Paid Off or otherwise removed pursuant to the PSA	4
Ending Aggregate Loan Count	598

Beginning Pool Stated Principal Balance	375,999,710.09
Scheduled Principal	-17.84
Unscheduled Principal	3,531,393.02
Realized Principal Losses	0.00
Ending Pool Stated Principal Balance	372,468,334.91

Beginning Weighted Average Mortgage Rate	6.38349%
Beginning Weighted Average Net Mortgage Rate	6.17337%
Ending Weighted Average Mortgage Rate	6.38172%
Ending Weighted Average Net Mortgage Rate	6.17159%

Beginning Weighted Average Remaining Term to Maturity	360
Ending Weighted Average Remaining Term to Maturity	359

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Delinquency Information

Delinquency Information

	30-59 Days				60-89 Days				90+ Days			
	Count	Count %	Balance	Balance %	Count	Count %	Balance	Balance %	Count	Count %	Balance	Balance %
Group 1	2	0.33445%	1,674,821.35	0.44965%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%

	Foreclosure				Bankruptcy				REO			
	Count	Count %	Balance	Balance %	Count	Count %	Balance	Balance %	Count	Count %	Balance	Balance %
Group 1	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%

60+ Delinquency, Foreclosure, Bankruptcy & REO Totals

Current	0.00
One-Month Prior	0.00
Two-Month Prior	0.00
Three-Month Prior	0.00
Four-Month Prior	0.00
Five-Month Prior	0.00
60+ Delinquency Average	0.00
Passing Delinquency Stepdown Requirement	YES

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Mortgage Pass-Through Certificates, Series 2006-1

Available Funds	
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Interest

Scheduled Interest	2,000,160.43
Less: Master Servicer Fee	62,666.62
Less: Trustee Fee	2,820.00
Less: Mortgage Loan Premiums	<u>352.93</u>
Total Interest Available	1,934,320.88

Principal

Scheduled Principal	-17.84
Paid in Full Principal	2,298,167.84
Curtailment Principal	1,233,225.18
Liquidation Principal	0.00
Repurchased Principal	0.00
Substitution Adjustment Principal	0.00
Unanticipated Principal Recoveries	0.00
Total Principal Available	<u>3,531,375.18</u>

Total Available Funds	5,465,696.06
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Certificate Account		
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	Beginning Balance	0.00
Deposits	Available Funds	5,465,696.06
	Trustee Fee	2,820.00
	Other Deposits required by the PSA	<u>0.00</u>
	Total Deposits	5,468,516.06
Withdrawals	Available Funds, to the Distribution Account	5,465,696.06
	Trustee Fee	2,820.00
	Total Withdrawals	<u>5,468,516.06</u>
	Ending Balance	0.00

Distribution Account		
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	Beginning Balance	0.00
Deposits	Available Funds	5,465,696.06
	Other Deposits Required by the PSA	<u>0.00</u>
	Total Deposits	5,465,696.06
Withdrawals	Payments of Principal & Interest to the Classes	<u>5,465,696.06</u>
	Ending Balance	0.00

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Fees of the Trust

Gross Master Servicing Fee	62,666.62
Net Master Servicing Fee	62,666.62
Trustee Fee	2,820.00
Lpmi	<u>352.93</u>
Total Net Loan Fees	65,839.55

Servicer Advances

Principal Advances	0.00
Interest Advances	8,756.90
Reimbursement for Principal & Interest Advances	0.00
Reimbursement for Nonrecoverable Advances	<u>0.00</u>
Total Advances	8,756.90

Mortgage Prepayment Details

Principal Balance of Loans Paid in Full	2,298,167.84
Prepayment Interest Excess	0.00
Prepayment Interest Shortfall	0.00
Compensating Interest	0.00
Non-Supported Prepayment Interest Shortfall	0.00
Prepayment Charges	0.00
CPR %	10.70607%
SMM %	0.93920%

Loan Substitution

Aggregate Stated of Principal Balances Removed	0.00
Aggregate Stated of Principal Balance Added	<u>0.00</u>
Aggregate Principal Substitution Shortfall Amount	0.00

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Senior Principal Distribution Amounts

PO Principal Amounts

Beginning PO Balance	3,862,386.19
PO Scheduled Principal	0.00
PO Prepayments & Recoveries	30,823.02
PO Liquidation Principal	0.00
PO Principal Loss	<u>0.00</u>
Ending PO Balance	3,831,563.18

NON-PO Principal Amounts

Beginning Non-PO Balance	372,137,323.90
Non-PO Scheduled Principal	-17.84
Non-PO Prepayments & Recoveries	3,500,570.00
Non-PO Liquidation Principal	0.00
Non-PO Principal Loss	<u>0.00</u>
Ending Non-PO Balance	368,636,771.73

Principal Distribution Amounts

Senior and Subordinate Percentages

Senior Percentage Original	95.70583%
Senior Prepayment Percentage Original	100.00000%
Senior Percentage	95.70583%
Senior Prepayment Percentage	100.00000%
Subordinate Percentages	4.29417%
Subordinate Prepayment Percentage	0.00000%

Principal Distribution Amounts

Senior Principal Distribution Amount	3,500,552.93
Subordinate Principal Distribution Amount	-0.00
PO Principal Distribution Amount	<u>30,823.02</u>
Total Principal Distribution Amount	3,531,375.95

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Realized Loss Detail	
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Current Period Realized Losses	0.00
Cumulative Realized Losses	0.00
Total Liquidated Loan Balance	0.00
Total Liquidated Proceeds	0.00
Subsequent Recoveries	0.00
Passing Cumulative Loss Test	YES

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

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Credit Enhancements

Subordination

Credit Support

Class A
Class A Percentage

<u>Original</u>	<u>Current</u>
360,019,486.19	356,488,110.24
95.749937%	95.709642%

Class M
Class M Percentage

9,588,000.00	9,588,000.00
2.550002%	2.574179%

Class B1
Class B1 Percentage

2,444,000.00	2,444,000.00
0.650001%	0.656163%

Class B2
Class B2 Percentage

1,316,000.00	1,316,000.00
0.350000%	0.353319%

Class B3
Class B3 Percentage

1,128,000.00	1,128,000.00
0.300000%	0.302845%

Class B4
Class B4 Percentage

564,000.00	564,000.00
0.150000%	0.151422%

Class B5
Class B5 Percentage

940,223.90	940,223.90
0.250060%	0.252431%

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Current Loan Rate

<u>Issuance Coupon</u>		Number of Items	Percent of Items	Principal Balance	Percent of Balance
< =	5.0	0	0.000	0.00	0.000
5.0	- 5.5	3	0.502	2,628,694.98	0.706
5.5	- 6.0	95	15.886	63,562,901.23	17.065
6.0	- 6.5	341	57.023	212,824,458.10	57.139
6.5	- 7.0	146	24.415	86,206,874.48	23.145
7.0	- 7.5	13	2.174	7,245,406.12	1.945
7.5	- 8.0	0	0.000	0.00	0.000
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:		598	100.000	372,468,334.91	100.000

Current Loan Balances

<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	0	0.000	0.00	0.000
75,000.00	- 100,000.00	1	0.167	98,600.00	0.026
100,000.00	- 125,000.00	0	0.000	0.00	0.000
125,000.00	- 150,000.00	0	0.000	0.00	0.000
150,000.00	- 175,000.00	0	0.000	0.00	0.000
175,000.00	- 200,000.00	0	0.000	0.00	0.000
200,000.00	- 225,000.00	0	0.000	0.00	0.000
225,000.00	- 250,000.00	0	0.000	0.00	0.000

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<u>Update Face</u>			Number of Items	Percent of Items	Principal Balance	Percent of Balance
250,000.00	-	275,000.00	0	0.000	0.00	0.000
275,000.00	-	300,000.00	1	0.167	296,751.35	0.080
300,000.00	-	325,000.00	0	0.000	0.00	0.000
325,000.00	-	350,000.00	1	0.167	332,141.04	0.089
350,000.00	-	375,000.00	0	0.000	0.00	0.000
375,000.00	-	400,000.00	0	0.000	0.00	0.000
400,000.00	-	425,000.00	17	2.843	7,149,847.94	1.920
425,000.00	-	450,000.00	59	9.866	25,789,081.42	6.924
450,000.00	-	475,000.00	44	7.358	20,327,894.83	5.458
475,000.00	-	500,000.00	73	12.207	35,678,246.69	9.579
500,000.00	-	525,000.00	46	7.692	23,638,178.21	6.346
525,000.00	-	550,000.00	51	8.528	27,486,442.37	7.380
550,000.00	-	575,000.00	33	5.518	18,522,140.46	4.973
575,000.00	-	600,000.00	37	6.187	21,860,250.01	5.869
600,000.00	-	625,000.00	25	4.181	15,355,285.29	4.123
625,000.00	-	650,000.00	37	6.187	23,874,259.81	6.410
650,000.00	-	675,000.00	15	2.508	9,966,712.81	2.676
675,000.00	-	700,000.00	18	3.010	12,422,485.81	3.335
700,000.00	-	725,000.00	14	2.341	9,973,277.73	2.678
725,000.00	-	750,000.00	17	2.843	12,610,213.15	3.386
750,000.00	-	775,000.00	8	1.338	6,106,327.40	1.639
775,000.00	-	800,000.00	19	3.177	15,037,035.59	4.037
>		800,000.00	82	13.712	85,943,163.00	23.074
Wgt Ave / Total:			598	100.000	372,468,334.91	100.000

Current Loan Terms

<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	598	100.000	372,468,334.91	100.000
>		360	0	0.000	0.00	0.000
Wgt Ave / Total:			598	100.000	372,468,334.91	100.000