



101 Barclay Street, 8West  
New York, NY 10286

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

**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	93,508,174.49	6.000000	1,289,246.28	467,523.99	1,756,770.28	0.00	92,218,928.20	0.00
A2	126694XC7	Senior	Fix-30/360	226,500,175.65	6.000000	3,122,876.81	1,132,459.99	4,255,336.80	0.00	223,377,298.84	0.00
A3	126694XD5	Senior	Fix-30/360	13,027,558.87	6.000000	179,617.79	65,135.44	244,753.23	0.00	12,847,941.08	0.00
X	126694XE3	Strip IO	Var-30/360	258,970,766.97	0.302416	0.00	65,264.07	65,264.07	0.00	254,873,908.72	0.00
PO	126694XF0	Strip PO	Fix-30/360	3,744,194.90	0.000000	17,768.03	0.00	17,768.03	0.00	3,726,426.87	0.00
AR	126694XG8	Senior	Fix-30/360	0.00	6.000000	0.00	0.00	0.00	0.00	0.00	0.00
M	126694XH6	Mezzanine	Fix-30/360	9,587,999.82	6.000000	0.00	47,938.27	47,938.27	0.00	9,587,999.82	0.00
B1	126694XJ2	Junior	Fix-30/360	2,443,999.95	6.000000	0.00	12,219.56	12,219.56	0.00	2,443,999.95	0.00
B2	126694XK9	Junior	Fix-30/360	1,315,999.98	6.000000	0.00	6,579.76	6,579.76	0.00	1,315,999.98	0.00
B3	126694XL7	Junior	Fix-30/360	1,127,999.98	6.000000	0.00	5,639.80	5,639.80	0.00	1,127,999.98	0.00
B4	126694XM5	Junior	Fix-30/360	563,999.99	6.000000	0.00	2,819.90	2,819.90	0.00	563,999.99	0.00
B5	126694XN3	Junior	Fix-30/360	940,223.89	6.000000	0.00	4,698.17	4,698.17	0.00	940,223.89	0.00
Totals				352,760,327.52		4,609,508.91	1,810,278.95	6,419,787.87	0.00	348,150,818.60	0.00



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*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	93,508,174.49	1,289,246.28	0.00	1,289,246.28	0.00	92,218,928.20	0.92218928204
A2	242,225,000.00	226,500,175.65	3,122,876.81	0.00	3,122,876.81	0.00	223,377,298.84	0.92218928204
A3	13,932,000.00	13,027,558.87	179,617.79	0.00	179,617.79	0.00	12,847,941.08	0.92218928204
X	279,990,891.00	258,970,766.97	0.00	0.00	0.00	0.00	254,873,908.72	0.91029357351
PO	3,862,386.19	3,744,194.90	17,768.03	0.00	17,768.03	0.00	3,726,426.87	0.96479913825
AR	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000000
M	9,588,000.00	9,587,999.82	0.00	0.00	0.00	0.00	9,587,999.82	0.99999998121
B1	2,444,000.00	2,443,999.95	0.00	0.00	0.00	0.00	2,443,999.95	0.99999998121
B2	1,316,000.00	1,315,999.98	0.00	0.00	0.00	0.00	1,315,999.98	0.99999998121
B3	1,128,000.00	1,127,999.98	0.00	0.00	0.00	0.00	1,127,999.98	0.99999998121
B4	564,000.00	563,999.99	0.00	0.00	0.00	0.00	563,999.99	0.99999998121
B5	940,223.90	940,223.89	0.00	0.00	0.00	0.00	940,223.89	0.99999998719
Totals	375,999,710.09	352,760,327.52	4,609,508.91	0.00	4,609,508.91	0.00	348,150,818.60	



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*Interest Distribution Detail*

Class	Beginning Certificate Balance	Pass Through Rate (%)	Effective Coupon (%)	Current Interest	Interest Carryforward Amount	Total Interest Due	Net Interest Shortfall	Interest Paid	Interest Carryforward After Dist.
A1	93,508,174.49	6.000000	5.999783	467,540.87	0.00	467,540.87	16.88	467,523.99	0.00
A2	226,500,175.65	6.000000	5.999783	1,132,500.88	0.00	1,132,500.88	40.89	1,132,459.99	0.00
A3	13,027,558.87	6.000000	5.999783	65,137.79	0.00	65,137.79	2.35	65,135.44	0.00
X	258,970,766.97	0.302416	0.302416	65,264.07	0.00	65,264.07	0.00	65,264.07	0.00
PO	3,744,194.90	0.000000	0.000000	0.00	0.00	0.00	0.00	0.00	0.00
AR	0.00	6.000000	0.000000	0.00	0.00	0.00	0.00	0.00	0.00
M	9,587,999.82	6.000000	5.999783	47,940.00	0.00	47,940.00	1.73	47,938.27	0.00
B1	2,443,999.95	6.000000	5.999783	12,220.00	0.00	12,220.00	0.44	12,219.56	0.00
B2	1,315,999.98	6.000000	5.999783	6,580.00	0.00	6,580.00	0.24	6,579.76	0.00
B3	1,127,999.98	6.000000	5.999783	5,640.00	0.00	5,640.00	0.20	5,639.80	0.00
B4	563,999.99	6.000000	5.999783	2,820.00	0.00	2,820.00	0.10	2,819.90	0.00
B5	940,223.89	6.000000	5.996236	4,701.12	0.21	4,701.12	0.17	4,698.17	2.99
Totals	352,760,327.52			1,810,344.73	0.21	1,810,344.73	63.00	1,810,278.95	2.99



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*Current Payment Information*  
*Factors per \$1,000*

<b>Class</b>	<b>Cusip</b>	<b>Original Certificate Balance</b>	<b>Beginning Certificate Balance</b>	<b>Principal Distribution</b>	<b>Interest Distribution</b>	<b>Ending Certificate Balance</b>	<b>Pass Through Rate (%)</b>
A1	126694XB9	100,000,000.00	935.081744868	12.892462830	4.675239934	922.189282038	6.000000
A2	126694XC7	242,225,000.00	935.081744868	12.892462830	4.675239934	922.189282038	6.000000
A3	126694XD5	13,932,000.00	935.081744868	12.892462830	4.675239934	922.189282038	6.000000
X	126694XE3	279,990,891.00	924.925686136	0.000000000	0.233093562	910.293573515	0.302416
PO	126694XF0	3,862,386.19	969.399410987	4.600272739	0.000000000	964.799138249	0.000000
AR	126694XG8	100.00	0.000000000	0.000000000	0.000000000	0.000000000	6.000000
M	126694XH6	9,588,000.00	999.999981205	0.000000000	4.999819435	999.999981205	6.000000
B1	126694XJ2	2,444,000.00	999.999981205	0.000000000	4.999819435	999.999981205	6.000000
B2	126694XK9	1,316,000.00	999.999981205	0.000000000	4.999819435	999.999981205	6.000000
B3	126694XL7	1,128,000.00	999.999981205	0.000000000	4.999819435	999.999981205	6.000000
B4	126694XM5	564,000.00	999.999981205	0.000000000	4.999819435	999.999981205	6.000000
B5	126694XN3	940,223.90	999.999987186	0.000000000	4.996863192	999.999987186	6.000000
Totals		375,999,710.09	938.193083807	12.259341660	4.814575388	925.933742121	



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**Pool Level Data**

Distribution Date		9/25/2006
Cut-off Date		1/ 1/2006
Record Date		8/31/2006
Determination Date		9/22/2006
Accrual Period 30/360	Begin	8/ 1/2006
	End	9/ 1/2006
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	572
Loans Paid Off or otherwise removed pursuant to the PSA	8
Ending Aggregate Loan Count	564

Beginning Pool Stated Principal Balance	352,760,328.73
Scheduled Principal	-63.00
Unscheduled Principal	4,609,569.07
Realized Principal Losses	0.00
Ending Pool Stated Principal Balance	348,150,822.66

Beginning Weighted Average Mortgage Rate	6.36853%
Beginning Weighted Average Net Mortgage Rate	6.15833%
Ending Weighted Average Mortgage Rate	6.36705%
Ending Weighted Average Net Mortgage Rate	6.15683%

Beginning Weighted Average Remaining Term to Maturity	353
Ending Weighted Average Remaining Term to Maturity	352



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**Delinquency Information**

Delinquency Information

	30-59 Days				60-89 Days				90+ Days			
	Loan Count	Loan Count %	Balance	Balance %	Loan Count	Loan Count %	Balance	Balance %	Loan Count	Loan Count %	Balance	Balance %
Group 1	4	0.70922%	2,374,599.34	0.68206%	0	0.00000%	0.00	0.00000%	1	0.17730%	640,000.00	0.18383%

  

	Foreclosure				Bankruptcy				REO			
	Loan Count	Loan Count %	Balance	Balance %	Loan Count	Loan Count %	Balance	Balance %	Loan Count	Loan 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	640,000.00
One-Month Prior	640,000.00
Two-Month Prior	1,290,000.00
Three-Month Prior	1,290,000.00
Four-Month Prior	0.00
Five-Month Prior	0.00
60+ Delinquency Average	643,333.33
Passing Delinquency Stepdown Requirement	YES



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Available Funds
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**Interest**

Scheduled Interest	1,871,762.73
Less: Master Servicer Fee	58,419.53
Less: Trustee Fee	2,645.70
Less: Mortgage Loan Premiums	<u>352.70</u>
Total Interest Available	1,810,344.80

**Principal**

Scheduled Principal	-63.00
Paid in Full Principal	4,236,270.00
Curtailment Principal	373,299.07
Liquidation Principal	0.00
Repurchased Principal	0.00
Substitution Adjustment Principal	0.00
Unanticipated Principal Recoveries	0.00
Total Principal Available	<u>4,609,506.07</u>

<b>Total Available Funds</b>	<b>6,419,850.87</b>
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<b>Certificate Account</b>		
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	Beginning Balance	0.00
Deposits	Available Funds	6,419,787.87
	Trustee Fee	2,645.70
	Other Deposits required by the PSA	<u>0.00</u>
	Total Deposits	6,422,433.57
Withdrawals	Available Funds, to the Distribution Account	6,419,787.87
	Trustee Fee	2,645.70
	Total Withdrawals	<u>6,422,433.57</u>
	Ending Balance	0.00

<b>Distribution Account</b>		
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	Beginning Balance	0.00
Deposits	Available Funds	6,419,787.87
	Other Deposits Required by the PSA	<u>0.00</u>
	Total Deposits	6,419,787.87
Withdrawals	Payments of Principal & Interest to the Classes	<u>6,419,787.87</u>
	Ending Balance	0.00





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**Fees of the Trust**

Gross Master Servicing Fee	58,793.39
Net Master Servicing Fee	58,419.53
Trustee Fee	2,645.70
Lpmi	<u>352.70</u>
Total Net Loan Fees	61,417.93

**Servicer Advances**

Principal Advances	-63.00
Interest Advances	16,570.74
Reimbursement for Principal & Interest Advances	0.00
Reimbursement for Nonrecoverable Advances	<u>0.00</u>
Total Advances	16,507.74

**Mortgage Prepayment Details**

Principal Balance of Loans Paid in Full	4,236,270.00
Prepayment Interest Excess	0.00
Prepayment Interest Shortfall	373.86
Compensating Interest	373.86
Non-Supported Prepayment Interest Shortfall	0.00
Prepayment Charges	0.00
CPR %	14.60129%
SMM %	1.30671%

**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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<b>Formula Principal Distribution Amounts</b>
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**PO Principal Amounts**

Beginning PO Balance	3,744,194.90
PO Scheduled Principal	-0.88
PO Prepayments & Recoveries	17,768.91
PO Liquidation Principal	0.00
PO Principal Loss	<u>0.00</u>
Ending PO Balance	3,726,426.87

**NON-PO Principal Amounts**

Beginning Non-PO Balance	349,016,133.83
Non-PO Scheduled Principal	-62.12
Non-PO Prepayments & Recoveries	4,591,800.16
Non-PO Liquidation Principal	0.00
Non-PO Principal Loss	<u>0.00</u>
Ending Non-PO Balance	344,424,395.79

<b>Principal Distribution Amounts</b>
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**Senior and Subordinate Percentages**

Senior Percentage Original	95.70583%
Senior Prepayment Percentage Original	100.00000%
Senior Percentage	95.42135%
Senior Prepayment Percentage	100.00000%
Subordinate Percentages	4.57865%
Subordinate Prepayment Percentage	0.00000%

**Principal Distribution Amounts**

Senior Principal Distribution Amount	4,591,740.88
Subordinate Principal Distribution Amount	1.22
PO Principal Distribution Amount	<u>17,768.03</u>
Total Principal Distribution Amount	4,609,510.13



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Realized Loss Detail	
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

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



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Credit Enhancements
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**Subordination**

**Credit Support**

Class A  
Class A Percentage

<b>Original</b>	<b>Current</b>
360,019,486.19	332,170,594.99
95.749937%	95.409971%

Class M  
Class M Percentage

9,588,000.00	9,587,999.82
2.550002%	2.753979%

Class B1  
Class B1 Percentage

2,444,000.00	2,443,999.95
0.650001%	0.701995%

Class B2  
Class B2 Percentage

1,316,000.00	1,315,999.98
0.350000%	0.377997%

Class B3  
Class B3 Percentage

1,128,000.00	1,127,999.98
0.300000%	0.323998%

Class B4  
Class B4 Percentage

564,000.00	563,999.99
0.150000%	0.161999%

Class B5  
Class B5 Percentage

940,223.90	940,223.89
0.250060%	0.270062%



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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	0.532	2,619,919.43	0.753
5.5	- 6.0	93	16.489	61,472,516.93	17.657
6.0	- 6.5	330	58.511	203,376,735.64	58.416
6.5	- 7.0	128	22.695	75,123,637.87	21.578
7.0	- 7.5	10	1.773	5,558,012.79	1.596
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
<b>Wgt Ave / Total:</b>		<b>564</b>	<b>100.000</b>	<b>348,150,822.66</b>	<b>100.000</b>

**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	0.177	91,600.00	0.026
100,000.00	- 125,000.00	0	0.000	0.00	0.000
125,000.00	- 150,000.00	1	0.177	130,000.00	0.037
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	2	0.355	427,584.28	0.123
225,000.00	- 250,000.00	1	0.177	247,884.51	0.071



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Update Face			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	0.177	296,751.35	0.085
300,000.00	-	325,000.00	1	0.177	320,000.00	0.092
325,000.00	-	350,000.00	2	0.355	680,074.54	0.195
350,000.00	-	375,000.00	2	0.355	741,912.32	0.213
375,000.00	-	400,000.00	1	0.177	393,097.65	0.113
400,000.00	-	425,000.00	19	3.369	7,957,685.08	2.286
425,000.00	-	450,000.00	55	9.752	24,016,405.96	6.898
450,000.00	-	475,000.00	38	6.738	17,529,089.31	5.035
475,000.00	-	500,000.00	65	11.525	31,752,475.19	9.120
500,000.00	-	525,000.00	44	7.801	22,632,692.98	6.501
525,000.00	-	550,000.00	48	8.511	25,853,161.59	7.426
550,000.00	-	575,000.00	33	5.851	18,543,625.16	5.326
575,000.00	-	600,000.00	34	6.028	20,082,894.50	5.768
600,000.00	-	625,000.00	21	3.723	12,879,703.95	3.699
625,000.00	-	650,000.00	38	6.738	24,496,503.97	7.036
650,000.00	-	675,000.00	14	2.482	9,289,491.21	2.668
675,000.00	-	700,000.00	15	2.660	10,356,786.25	2.975
700,000.00	-	725,000.00	12	2.128	8,523,536.40	2.448
725,000.00	-	750,000.00	15	2.660	11,108,753.21	3.191
750,000.00	-	775,000.00	10	1.773	7,653,547.28	2.198
775,000.00	-	800,000.00	15	2.660	11,905,319.97	3.420
>		800,000.00	76	13.475	80,240,246.00	23.048
<b>Wgt Ave / Total:</b>			<b>564</b>	<b>100.000</b>	<b>348,150,822.66</b>	<b>100.000</b>

**Current Loan Terms**

Update Term			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	564	100.000	348,150,822.66	100.000
>		360	0	0.000	0.00	0.000
<b>Wgt Ave / Total:</b>			<b>564</b>	<b>100.000</b>	<b>348,150,822.66</b>	<b>100.000</b>