

RESIDENTIAL FUNDING MORTGAGE SECURITIES II, INC.
HOME EQUITY LOAN TRUST 2006-HSA2
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-I-1	76110VTM0	165,375,000.00	114,509,489.03	5.43000 %	6,007,523.63	569,928.98	6,577,452.61	0.00	0.00	0.00	108,501,965.40
A-I-2	76110VTN8	33,249,000.00	33,249,000.00	5.50000 %	0.00	152,380.02	152,380.02	0.00	0.00	0.00	33,249,000.00
A-I-3	76110VTP3	47,862,000.00	47,862,000.00	5.55000 %	0.00	221,345.44	221,345.44	0.00	0.00	0.00	47,862,000.00
A-I-4	76110VTQ1	20,949,000.00	20,949,000.00	5.81000 %	0.00	101,420.60	101,420.60	0.00	0.00	0.00	20,949,000.00
A-I-5	76110VTR9	29,715,000.00	29,715,000.00	5.63000 %	0.00	139,402.60	139,402.60	0.00	0.00	0.00	29,715,000.00
A-II	76110VTS7	150,750,000.00	107,443,875.27	5.49000 %	4,563,172.39	539,914.94	5,103,087.33	0.00	0.00	0.00	102,880,702.88
A-II-VFN		0.00	0.00	5.49000 %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SB-I		2,854,823.40	6,995,049.29	0.00000 %	0.00	0.00	0.00	427,666.25	0.00	0.00	7,422,715.54
SB-II		0.00	1,890,973.32	0.00000 %	0.00	0.00	0.00	0.00	0.00	0.00	1,419,506.64
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

450,754,823.40 362,614,386.91 10,570,696.02 1,724,392.58 12,295,088.60 427,666.25 0.00 0.00 351,999,890.46

DISTRIBUTION FACTOR SUMMARY
AMOUNTS PER \$1,000 UNIT

* DEFERRED INTEREST - INCLUDES NON-CASH ALLOCATIONS

CLASS	PRINCIPAL BALANCE BEFORE DISTRIBUTION	PRINCIPAL DISTRIBUTION	INTEREST DISTRIBUTION	ADDITIONAL BALANCE	TOTAL DISTRIBUTION	DEFERRED INTEREST	PRINCIPAL BALANCE AFTER DISTRIBUTION	DETERMINATION DATE	20-November-2006
								PAYMENT DATE	27-November-2006
A-I-1	692.423214	33.740634	3.446283	0.000000	37.186917	0.000000	656.096541		
A-I-2	1,000.000000	0.000000	4.582996	0.000000	4.582996	0.000000	1,000.000000	RESIDENTIAL FUNDING CORPORATION	
A-I-3	1,000.000000	0.000000	4.624659	0.000000	4.624659	0.000000	1,000.000000	2255 NORTH ONTARIO STREET, SUITE 400	
A-I-4	1,000.000000	0.000000	4.841310	0.000000	4.841310	0.000000	1,000.000000	BURBANK, CA 91504-2130	
A-I-5	1,000.000000	0.000000	4.691321	0.000000	4.691321	0.000000	1,000.000000	(818) 260-1400	
A-II	712.728858	30.269800	3.581525	0.000000	33.851325	0.000000	682.459057	www.gmacrfc.com/investors/	

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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-I-1	11/24/2006	10/25/2006-11/26/2006	Actual/360	569,970.98	0.00	42.00	0.00	569,928.98
A-I-2	10/31/2006	10/01/2006-10/31/2006	30/360	152,391.25	0.00	11.23	0.00	152,380.02
A-I-3	10/31/2006	10/01/2006-10/31/2006	30/360	221,361.75	0.00	16.31	0.00	221,345.44
A-I-4	10/31/2006	10/01/2006-10/31/2006	30/360	101,428.08	0.00	7.47	0.00	101,420.60
A-I-5	10/31/2006	10/01/2006-10/31/2006	30/360	139,412.88	0.00	10.27	0.00	139,402.60
A-II	10/31/2006	10/01/2006-10/31/2006	30/360	540,711.30	796.36	796.36	0.00	539,914.94
A-II-VFN	10/31/2006	10/01/2006-10/31/2006	30/360	0.00	0.00	0.00	0.00	0.00
SB-I	10/31/2006	10/01/2006-10/31/2006	30/360	0.00	0.00	0.00	0.00	0.00
SB-II	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				1,725,276.24	796.36	883.64	0.00	1,724,392.58

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-I-1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-I-2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-I-3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-I-4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-I-5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-II	0.00	0.00	0.00	0.00	796.36	796.36	0.00	0.00	0.00	796.36
DEAL TOTALS	0.00	0.00	0.00	0.00	796.36	796.36	0.00	0.00	0.00	796.36

INDEX VALUE USED FOR THE CURRENT DISTRIBUTION :

0.00000

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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
GROUP I -50280	16,885.41	105,533.36	8.79848671 %	8.04848671 %	313.11	196.35	0.00	1.1870440 %	0.00
GROUP II-50281	7,288.96	45,556.52	10.82936001 %	9.18123637 %	0.00	252.41	131.10	3.5044990 %	842,754.94
DEAL TOTALS	24,174.37	151,089.88						1.8737233 %	842,754.94

POOL/GROUP	• BEGINNING OF PERIOD • COUNT	• AMOUNT	• COUNT	• PAYOFFS • AMOUNT	• REPURCHASES • COUNT	• AMOUNT	• LIQUIDATIONS • COUNT	• AMOUNT	• END OF PERIOD • COUNT	• AMOUNT	•
GROUP I (50280)	5,307	253,279,538.32	94	4,669,842.63	0	0.00	4	192,771.04	5,211	247,699,680.94	
GROUP II (50281)	2,010	109,334,848.59	67	4,099,419.09	1	0.00	4	844,902.12	1,935	104,300,209.52	
DEAL TOTALS	7,317	362,614,386.91	161	8,769,261.72	1	0.00	8	1,037,673.16	7,146	351,999,890.46	

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
GROUP I (50280)	5,143	243,634,009.50	21	1,208,483.24	19	953,876.57	17	777,944.48	8	744,785.31	3
GROUP II (50281)	1,872	100,113,916.91	30	2,027,016.65	17	1,205,779.88	8	422,403.23	6	394,792.85	2
DEAL TOTALS	7,015	343,747,926.41	51	3,235,499.89	36	2,159,656.45	25	1,200,347.71	14	1,139,578.16	5
180+ DAYS				FORECLOSURE	REO LOANS	PAID OFF	REPURCHASED	LIQUIDATED			
POOL/GROUP	• COUNT	• AMOUNT	• COUNT	• AMOUNT	• COUNT	• AMOUNT	• COUNT	• AMOUNT	• COUNT	• AMOUNT	• COUNT
GROUP I (50280)	0	0.00	0	0.00	0	0.00	94	4,669,842.63	0	0.00	4
GROUP II (50281)	0	0.00	0	0.00	0	0.00	67	4,099,419.09	1	0.00	4
DEAL TOTALS	0	0.00	0	0.00	0	0.00	161	8,769,261.72	1	0.00	8

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

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COLLECTIONS SUMMARY

	GROUP I (50280)	GROUP II (50281)	DEAL TOTALS
(1) INTEREST COLLECTIONS	1,839,805.23	913,350.38	2,753,155.61
(2) PRINCIPAL COLLECTIONS	5,387,086.34	5,032,491.89	10,419,578.23
(3) ADDITIONAL BALANCE	0.00	842,754.94	842,754.94
(4) NET PRINCIPAL COLLECTIONS	5,387,086.34	4,189,736.95	9,576,823.29
(5) ADJUSTMENT AMOUNT	0.00	0.00	0.00
(6) INSURED PAYMENT AMOUNT	0.00	0.00	0.00
(7) TOTAL COLLECTIONS AMOUNT	7,226,891.57	5,103,087.33	12,329,978.90

ALLOCATION OF PAYMENTS

	GROUP I (50280)	GROUP II (50281)	DEAL TOTALS
(1) TOTAL COLLECTIONS	7,226,891.57	5,103,087.33	12,329,978.90
(2) INTEREST DISTRIBUTION AMOUNT	1,184,477.64	539,914.94	1,724,392.58
(3) PRINCIPAL COLLECTION DISTRIBUTION AMOUNT	5,387,086.34	4,189,736.95	9,576,823.29
(4) LIQUIDATION LOSS DISTRIBUTION AMOUNT	192,771.04	373,435.44	566,206.48
(5) CREDIT ENHANCEMENT PREMIUM AMOUNT	34,890.30	0.00	34,890.30
(6) CREDIT ENHANCEMENT REIMBURSEMENT AMOUNT	0.00	0.00	0.00
(7) OVERCOLLATERALIZATION INCREASE AMOUNT	427,666.25	0.00	427,666.25
(8) CREDIT ENHANCEMENT - OTHER AMOUNTS OWED	0.00	0.00	0.00
(9) PREPAYMENT INTEREST SHORTFALL	0.00	0.00	0.00
(10) BASIS RISK/NET WAC SHORTFALL	0.00	0.00	0.00
(11) SERVICEMEMBERS CIVIL RELIEF ACT SHORTFALL	0.00	796.36	796.36
(12) REMAINING AMOUNT TO SB CERTIFICATES	0.00	0.00	0.00

PREPAYMENT FEE SUMMARY

	GROUP I (50280)	GROUP II (50281)	DEAL TOTALS
(1) PREPAYMENT FEE COLLECTED	10,511.27	0.00	10,511.27
(2) PREPAYMENT FEE PAID TO SB CERTIFICATES	10,511.27	0.00	10,511.27

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LIQUIDATION LOSS SUMMARY

CURRENT PERIOD REALIZED LOSSES		DEEMED LIQUIDATIONS	CHARGE-OFFS	BANKRUPTCY	TOTAL LIQUIDATIONS
(1) LOSS COUNT		1	3	0	4
GROUP I (50280)	(2) BEGINNING AGGREGATE ACTUAL BALANCE	33,579.58	159,191.46	0.00	192,771.04
	(3) REALIZED LOSS AMOUNT	33,579.58	159,191.46	0.00	192,771.04
(1) LOSS COUNT		3	1	0	4
GROUP II (50281)	(2) BEGINNING AGGREGATE ACTUAL BALANCE	782,561.28	62,340.84	0.00	844,902.12
	(3) REALIZED LOSS AMOUNT	782,561.28	62,340.84	0.00	844,902.12
(1) LOSS COUNT		4	4	0	8
DEAL TOTAL	(2) BEGINNING AGGREGATE ACTUAL BALANCE	816,140.86	221,532.30	0.00	1,037,673.16
	(3) REALIZED LOSS AMOUNT	816,140.86	221,532.30	0.00	1,037,673.16
CUMULATIVE REALIZED LOSSES		DEEMED LIQUIDATIONS	CHARGE-OFFS	BANKRUPTCY	TOTAL LIQUIDATIONS
(1) LOSS COUNT		11	4	0	15
GROUP I (50280)	(2) TOTAL REALIZED LOSS	671,270.69	189,888.43	0.00	861,159.12
(1) LOSS COUNT		8	1	0	9
GROUP II (50281)	(2) TOTAL REALIZED LOSS	1,171,036.28	62,340.84	0.00	1,233,377.12
(1) LOSS COUNT		19	5	0	24
DEAL TOTAL	(2) TOTAL REALIZED LOSS	1,842,306.97	252,229.27	0.00	2,094,536.24
SUBSEQUENT RECOVERIES		CURRENT PERIOD	CUMULATIVE		
(1) SUBSEQUENT RECOVERIES COUNT		4	4		
GROUP I (50280)	(2) SUBSEQUENT PRINCIPAL RECOVERIES	89,409.06	89,409.06		
	(3) NET LOSS	103,361.98	771,750.06		
	(4) NET LOSS %	0.034453 %	0.257246 %		
(1) SUBSEQUENT RECOVERIES COUNT		2	2		
GROUP II (50281)	(2) SUBSEQUENT PRINCIPAL RECOVERIES	0.00	0.00		
	(3) NET LOSS	844,902.12	1,233,377.12		
	(4) NET LOSS %	0.563267 %	0.822250 %		
(1) SUBSEQUENT RECOVERIES COUNT		6	6		
DEAL TOTAL	(2) SUBSEQUENT PRINCIPAL RECOVERIES	89,409.06	89,409.06		
	(3) NET LOSS	948,264.10	2,005,127.18		
	(4) NET LOSS %	0.210723 %	0.210723 %		

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PERFORMANCE TRIGGER SUMMARY

POOL/GROUP	TRIGGER TEST NAME	TRIGGER TEST DESCRIPTION	TRIGGER TEST RESULT
GROUP I (50280)	Group I Stepdown Date - Clause (x)	Payment Date >= 09/25/2008	Fail
GROUP I (50280)	Group I Stepdown Date - Clause (y)	Pool Balance < 50% of Cut-Off Balance	Fail
GROUP I (50280)	Group I Stepdown Date	Later to occur of Clause (x) and Clause (y)	Stepdown Date has not occurred
GROUP I (50280)	Group I Trigger Event (i)	Agg. Liq. Loss Amt > 1.25% plus 1/6 of 0.60% * Cut-off Date Bal	Trigger not in effect
GROUP I (50280)	Group I Trigger Event (ii)	Agg. Liq. Loss Amt > 1.85% plus 1/12 of 0.40% * Cut-off Date Bal	Trigger not in effect
GROUP I (50280)	Group I Trigger Event (iii)	Agg. Liq. Loss Amt > 2.25% plus 1/12 of 0.25% * Cut-off Date Bal	Trigger not in effect
GROUP I (50280)	Group I Trigger Event (iv)	Agg. Liq. Loss Amt > 2.50% plus 1/12 of 0.25% * Cut-off Date Bal	Trigger not in effect
GROUP I (50280)	Group I Trigger Event (v)	Agg. Liq. Loss Amt > 2.75% * Cut-off Date Balance	Trigger not in effect
GROUP I (50280)	Group I Trigger Event (vi)	Rolling Three Month Delinquency Percentage >= 3.00%	Trigger not in effect
GROUP I (50280)	Rolling 3-Month Liq. Loss Coverage Test	Three Month Excess Spread/Aggregate Liquidation Loss Amount >= 2.00	Trigger not in effect
GROUP II (50281)	Group II Stepdown Date - Clause (x)	Payment Date >= 09/25/2008	Fail
GROUP II (50281)	Group II Stepdown Date - Clause (y)	Pool Balance < 50% of Cut-Off Balance	Fail
GROUP II (50281)	Group II Stepdown Date	Later to occur of Clause (x) and Clause (y)	Stepdown Date has not occurred
GROUP II (50281)	Group II Trigger Event (i)	Agg. Liq. Loss Amt > 2.00% plus 1/12 of 0.50% * Cut-off Date Bal	Trigger not in effect
GROUP II (50281)	Group II Trigger Event (ii)	Agg. Liq. Loss Amt > 2.00% plus 1/12 of 0.50% * Cut-off Date Bal	Trigger not in effect
GROUP II (50281)	Group II Trigger Event (iii)	Agg. Liq. Loss Amt > 2.50% plus 1/12 of 0.50% * Cut-off Date Bal	Trigger not in effect
GROUP II (50281)	Group II Trigger Event (iv)	Agg. Liq. Loss Amt > 3.00% plus 1/12 of 0.50% * Cut-off Date Bal	Trigger not in effect
GROUP II (50281)	Group II Trigger Event (v)	Agg. Liq. Loss Amt > 3.50% * Cut-off Date Balance	Trigger not in effect
GROUP II (50281)	Group II Trigger Event (vi)	Rolling Three Month Delinquency Percentage >= 3.50%	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
GROUP I	(50280)	11,400,183.29	6,995,049.29	427,666.25	0.00	7,422,715.54	11,400,183.29
GROUP II	(50281)	5,025,008.81	1,890,973.32	0.00	0.00	1,419,506.64	5,025,008.81
DEAL TOTALS		16,425,192.10	8,886,022.61	427,666.25	0.00	8,842,222.18	16,425,192.10

CREDIT ENHANCEMENT SUMMARY

POOL/GROUP	CREDIT ENHANCER	CREDIT ENHANCEMENT PREMIUM AMOUNT	CREDIT ENHANCEMENT DRAW AMOUNT	CREDIT ENHANCEMENT REIMBURSEMENT AMOUNT	CREDIT ENHANCEMENT UNREIMBURSED AMOUNT
GROUP I	(50280) Financial Guaranty Insurance Company	34,890.30	0.00	0.00	0.00
GROUP II	(50281) Financial Guaranty Insurance Company	0.00	0.00	0.00	0.00
DEAL TOTALS		34,890.30	0.00	0.00	0.00

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REPURCHASE SUMMARY

	•	BREACH OF REPS	•	OPTIONAL REPURCHASE	•	SELLER SERVICER	•	
	•	AND WARRANTIES	•	OF DEFAULTED LOANS	•	REPURCHASES	•	TOTAL
POOL/GROUP	•	COUNT		AMOUNT	•	COUNT		AMOUNT
	•				•			
GROUP I (50280)		0		0.00		0		0.00
GROUP II (50281)		1		0.00		0		0.00
DEAL TOTALS		1		0.00		0		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
GROUP I (50280)	87.29	0.00	0	0.00	0	0.00
GROUP II (50281)	796.36	0.00	0	0.00	0	0.00
DEAL TOTALS	883.65	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
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GROUP I (50280)	0.00000	0.00	0.00
GROUP II (50281)	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.