



101 Barclay Street, 8West  
New York, NY 10286

Officer: Maria Tokarz  
212-815-4595

Associate: Tiffany Barnes  
212-815-3652

**CWMBS, Inc.**  
**Alternative Loan Trust 2006-OA1**  
**Mortgage Pass-Through Certificates, Series 2006-OA1**

*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	126694ZX9	Senior	Var-Act/360	98,402,594.98	5.535000	3,160,969.08	453,881.97	3,614,851.05	0.00	95,241,625.90	0.00
1A2	126694ZY7	Senior	Var-Act/360	41,000,853.09	5.625000	1,317,063.12	192,191.50	1,509,254.62	0.00	39,683,789.96	0.00
1A3	126694ZZ4	Senior	Var-Act/360	24,599,964.27	5.685000	790,220.28	116,542.33	906,762.61	0.00	23,809,743.99	0.00
<b>1X</b>				<b>0.00</b>	<b>1.655747</b>	<b>0.00</b>	<b>256,555.24</b>	<b>256,555.24</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
1X-1	126694A24	Strip IO	Var-30/360	164,003,412.34	1.763141	0.00	240,967.57	240,967.57	0.00	158,735,159.85	0.00
1X-2	126694A24	Strip PO	Var-30/360	0.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00
1X-3	126694A24	Strip IO	Var-30/360	22,001,725.83	0.855219	0.00	15,587.67	15,587.67	0.00	22,001,725.83	0.00
1X-4	126694A24	Strip PO	Var-30/360	0.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00
2A1	126694A32	Senior	Var-Act/360	429,155,338.71	5.535000	8,712,373.08	1,979,479.00	10,691,852.08	0.00	420,442,965.63	0.00
2A2	126694A40	Senior	Var-Act/360	178,814,569.84	5.635000	3,630,152.31	839,683.42	4,469,835.73	0.00	175,184,417.53	0.00
2A3	126694A57	Senior	Var-Act/360	107,289,298.56	5.695000	2,178,102.69	509,177.13	2,687,279.82	0.00	105,111,195.87	0.00
<b>2X</b>				<b>0.00</b>	<b>1.618663</b>	<b>0.00</b>	<b>1,292,340.65</b>	<b>1,292,340.65</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
2X-1	126694C30	Strip IO	Var-30/360	715,259,207.11	1.719668	0.00	1,025,007.07	1,025,007.07	0.00	700,738,579.03	0.00
2X-2	126694C30	Strip PO	Var-30/360	0.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00
2X-3	126694C30	Strip IO	Var-30/360	94,629,788.20	0.855219	0.00	67,042.82	67,042.82	0.00	94,629,788.20	0.00
2X-4	126694C30	Strip PO	Var-30/360	0.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00
2X-5	126694C30	Prepay Penalties	Var-30/360	0.00	0.000000	0.00	200,290.76	200,290.76	0.00	0.00	0.00
AR	126694C22	Senior	Var-30/360	0.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00
P1	126694C48	Prepay Penalties	Var-Act/360	100.00	0.000000	0.00	119,757.30	119,757.30	0.00	100.00	0.00
M1	126694A65	Mezzanine	Var-Act/360	26,507,014.84	5.805000	0.00	128,227.68	128,227.68	0.00	26,507,014.84	0.00
M2	126694A73	Mezzanine	Var-Act/360	21,205,413.35	5.845000	0.00	103,288.03	103,288.03	0.00	21,205,413.35	0.00
M3	126694A81	Mezzanine	Var-Act/360	5,300,608.87	5.895000	0.00	26,039.24	26,039.24	0.00	5,300,608.87	0.00
M4	126694A99	Mezzanine	Var-Act/360	10,602,210.36	6.245000	0.00	55,175.67	55,175.67	0.00	10,602,210.36	0.00
M5	126694B23	Mezzanine	Var-Act/360	5,300,608.87	6.325000	0.00	27,938.63	27,938.63	0.00	5,300,608.87	0.00
M6	126694B31	Mezzanine	Var-Act/360	5,300,608.87	6.425000	0.00	28,380.34	28,380.34	0.00	5,300,608.87	0.00
M7	126694B49	Mezzanine	Var-Act/360	5,300,608.87	7.311114	0.00	32,355.80	32,355.80	0.00	5,300,608.87	0.00
M8	126694B56	Mezzanine	Var-Act/360	2,650,304.43	7.311114	0.00	16,177.90	16,177.90	0.00	2,650,304.43	0.00
M9	126694B64	Mezzanine	Var-Act/360	5,300,608.87	7.311114	0.00	32,355.80	32,355.80	0.00	5,300,608.87	0.00
B1	126694B72	Junior	Var-Act/360	9,012,027.70	7.311114	0.00	55,010.92	55,010.92	0.00	9,012,027.70	0.00
B2	126694B80	Junior	Var-Act/360	11,662,332.14	7.311114	0.00	71,188.82	71,188.82	0.00	11,662,332.14	0.00
B3	126694B98	Junior	Var-Act/360	8,489,166.87	7.311114	0.00	51,819.25	51,819.25	-0.00	8,489,166.87	0.35
Totals				995,894,233.49		19,788,880.56	6,387,566.62	26,176,447.18	0.00	976,105,352.92	0.35



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**CWMBS, Inc.**  
**Alternative Loan Trust 2006-OA1**  
**Mortgage Pass-Through Certificates, Series 2006-OA1**

Principal Distribution Detail

Class	Cusip	Original Certificate Balance	Beginning Certificate Balance	Scheduled Principal Distribution	Net Principal Distribution	Deferred Interest	Current Realized Losses	Ending Certificate Balance	Ending Certificate Factor
1A1	126694ZX9	107,823,000.00	98,402,594.98	3,160,969.08	3,160,969.08	0.00	0.00	95,241,625.90	0.88331456090
1A2	126694ZY7	44,926,000.00	41,000,853.09	1,317,063.12	1,317,063.12	0.00	0.00	39,683,789.96	0.88331456090
1A3	126694ZZ4	26,955,000.00	24,599,964.27	790,220.28	790,220.28	0.00	0.00	23,809,743.99	0.88331456090
1X		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000000
1X-1	126694A24	179,704,000.00	164,003,412.34	0.00	0.00	0.00	0.00	158,735,159.85	0.88331456090
1X-2	126694A24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000000
1X-3	126694A24	22,210,640.44	22,001,725.83	0.00	0.00	0.00	0.00	22,001,725.83	0.99059394025
1X-4	126694A24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000000
2A1	126694A32	462,574,000.00	429,155,338.71	8,712,373.08	8,712,373.08	0.00	0.00	420,442,965.63	0.90892044437
2A2	126694A40	192,739,000.00	178,814,569.84	3,630,152.31	3,630,152.31	0.00	0.00	175,184,417.53	0.90892044437
2A3	126694A57	115,644,000.00	107,289,298.56	2,178,102.69	2,178,102.69	0.00	0.00	105,111,195.87	0.90892044437
2X		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000000
2X-1	126694C30	770,957,000.00	715,259,207.11	0.00	0.00	0.00	0.00	700,738,579.03	0.90892044437
2X-2	126694C30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000000
2X-3	126694C30	95,287,713.12	94,629,788.20	0.00	0.00	0.00	0.00	94,629,788.20	0.99309538559
2X-4	126694C30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000000
2X-5	126694C30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000000
AR	126694C22	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000000
P1	126694C48	100.00	100.00	0.00	0.00	0.00	0.00	100.00	1.00000000000
M1	126694A65	26,704,000.00	26,507,014.84	0.00	0.00	0.00	0.00	26,507,014.84	0.99262338374
M2	126694A73	21,363,000.00	21,205,413.35	0.00	0.00	0.00	0.00	21,205,413.35	0.99262338374
M3	126694A81	5,340,000.00	5,300,608.87	0.00	0.00	0.00	0.00	5,300,608.87	0.99262338374
M4	126694A99	10,681,000.00	10,602,210.36	0.00	0.00	0.00	0.00	10,602,210.36	0.99262338374
M5	126694B23	5,340,000.00	5,300,608.87	0.00	0.00	0.00	0.00	5,300,608.87	0.99262338374
M6	126694B31	5,340,000.00	5,300,608.87	0.00	0.00	0.00	0.00	5,300,608.87	0.99262338374
M7	126694B49	5,340,000.00	5,300,608.87	0.00	0.00	0.00	0.00	5,300,608.87	0.99262338374
M8	126694B56	2,670,000.00	2,650,304.43	0.00	0.00	0.00	0.00	2,650,304.43	0.99262338374
M9	126694B64	5,340,000.00	5,300,608.87	0.00	0.00	0.00	0.00	5,300,608.87	0.99262338374
B1	126694B72	9,079,000.00	9,012,027.70	0.00	0.00	0.00	0.00	9,012,027.70	0.99262338374
B2	126694B80	11,749,000.00	11,662,332.14	0.00	0.00	0.00	0.00	11,662,332.14	0.99262338374
B3	126694B98	8,552,253.56	8,489,166.87	0.00	0.00	0.00	-0.00	8,489,166.87	0.99262338374
Totals		1,068,159,453.56	995,894,233.49	19,788,880.56	19,788,880.56	0.00	0.00	976,105,352.92	



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**CWMBS, Inc.**  
**Alternative Loan Trust 2006-OA1**  
**Mortgage Pass-Through Certificates, Series 2006-OA1**

Interest Distribution Detail

Class	Beginning Certificate Balance	Pass Through Rate (%)	Effective Coupon (%)	Current Interest	Deferred Interest	Total Interest Due	Net Rate Carryover Paid	Net Interest Shortfall	Interest Paid	Net Rate Carryover After Dist.	Yield Supplemental Paid	Yield Supplemental After Distr
1A1	98,402,594.98	5.535000	5.535000	453,881.97	0.00	453,881.97	0.00	0.00	453,881.97	0.00	0.00	0.00
1A2	41,000,853.09	5.625000	5.625000	192,191.50	0.00	192,191.50	0.00	0.00	192,191.50	0.00	0.00	0.00
1A3	24,599,964.27	5.685000	5.685000	116,542.33	0.00	116,542.33	0.00	0.00	116,542.33	0.00	0.00	0.00
<b>1X</b>	<b>0.00</b>	<b>1.655747</b>	<b>1.655149</b>	<b>256,647.82</b>	<b>0.00</b>	<b>256,647.82</b>	<b>0.00</b>	<b>0.00</b>	<b>256,555.24</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
1X-1	164,003,412.34	1.763141	1.763141	240,967.57	0.00	240,967.57	0.00	0.00	240,967.57	0.00	0.00	0.00
1X-2	0.00	0.000000	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1X-3	22,001,725.83	0.855219	0.850170	15,680.25	0.00	15,680.25	0.00	0.00	15,587.67	0.00	0.00	0.00
1X-4	0.00	0.000000	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2A1	429,155,338.71	5.535000	5.535000	1,979,479.00	0.00	1,979,479.00	0.00	0.00	1,979,479.00	0.00	0.00	0.00
2A2	178,814,569.84	5.635000	5.635000	839,683.42	0.00	839,683.42	0.00	0.00	839,683.42	0.00	0.00	0.00
2A3	107,289,298.56	5.695000	5.695000	509,177.13	0.00	509,177.13	0.00	0.00	509,177.13	0.00	0.00	0.00
<b>2X</b>	<b>0.00</b>	<b>1.618663</b>	<b>1.618073</b>	<b>1,092,448.10</b>	<b>0.00</b>	<b>1,092,448.10</b>	<b>0.00</b>	<b>0.00</b>	<b>1,292,340.65</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
2X-1	715,259,207.11	1.719668	1.719668	1,025,007.07	0.00	1,025,007.07	0.00	0.00	1,025,007.07	0.00	0.00	0.00
2X-2	0.00	0.000000	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2X-3	94,629,788.20	0.855219	0.850170	67,441.03	0.00	67,441.03	0.00	0.00	67,042.82	0.00	0.00	0.00
2X-4	0.00	0.000000	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2X-5	0.00	0.000000	0.000000	0.00	0.00	0.00	0.00	0.00	200,290.76	0.00	0.00	0.00
AR	0.00	0.000000	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
P1	100.00	0.000000	1437087.600000	0.00	0.00	0.00	0.00	0.00	119,757.30	0.00	0.00	0.00
M1	26,507,014.84	5.805000	5.805000	128,227.68	0.00	128,227.68	0.00	0.00	128,227.68	0.00	0.00	0.00
M2	21,205,413.35	5.845000	5.845000	103,288.03	0.00	103,288.03	0.00	0.00	103,288.03	0.00	0.00	0.00
M3	5,300,608.87	5.895000	5.895000	26,039.24	0.00	26,039.24	0.00	0.00	26,039.24	0.00	0.00	0.00
M4	10,602,210.36	6.245000	6.245000	55,175.67	0.00	55,175.67	0.00	0.00	55,175.67	0.00	0.00	0.00
M5	5,300,608.87	6.325000	6.325000	27,938.63	0.00	27,938.63	0.00	0.00	27,938.63	0.00	0.00	0.00
M6	5,300,608.87	6.425000	6.425000	28,380.34	0.00	28,380.34	0.00	0.00	28,380.34	0.00	0.00	0.00
M7	5,300,608.87	7.311114	7.325000	32,294.46	0.00	32,294.46	61.34	0.00	32,355.80	0.00	0.00	0.00
M8	2,650,304.43	7.311114	7.325000	16,147.23	0.00	16,147.23	30.67	0.00	16,177.90	0.00	0.00	0.00
M9	5,300,608.87	7.311114	7.325000	32,294.46	0.00	32,294.46	61.34	0.00	32,355.80	0.00	0.00	0.00
B1	9,012,027.70	7.311114	7.325000	54,906.64	0.00	54,906.64	104.28	0.00	55,010.92	0.00	0.00	0.00
B2	11,662,332.14	7.311114	7.325000	71,053.87	0.00	71,053.87	134.95	0.00	71,188.82	0.00	0.00	0.00
B3	8,489,166.87	7.311114	7.324995	51,721.06	0.00	51,721.06	98.23	0.00	51,819.25	0.00	0.00	0.00
Totals	995,894,233.49			6,067,518.58	0.00	6,067,518.58	490.81	0.00	6,387,566.62	0.00	0.00	0.00



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**CWMBS, Inc.**  
**Alternative Loan Trust 2006-OA1**  
**Mortgage Pass-Through Certificates, Series 2006-OA1**

*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	126694ZX9	107,823,000.00	912.630839275	29.316278380	4.209509746	883.314560895	5.535000
1A2	126694ZY7	44,926,000.00	912.630839275	29.316278380	4.277957059	883.314560895	5.625000
1A3	126694ZZ4	26,955,000.00	912.630839275	29.316278380	4.323588601	883.314560895	5.685000
<b>1X</b>		<b>0.00</b>	<b>0.000000000</b>	<b>0.000000000</b>	<b>1.270612371</b>	<b>0.000000000</b>	<b>1.655747</b>
<b>1X-1</b>	126694A24	179,704,000.00	912.630839275	0.000000000	1.340913799	883.314560895	1.763141
<b>1X-2</b>	126694A24	0.00	0.000000000	0.000000000	0.000000000	0.000000000	0.000000
<b>1X-3</b>	126694A24	22,210,640.44	990.593940246	0.000000000	0.701810815	990.593940246	0.855219
<b>1X-4</b>	126694A24	0.00	0.000000000	0.000000000	0.000000000	0.000000000	0.000000
2A1	126694A32	462,574,000.00	927.754994256	18.834549891	4.279269911	908.920444366	5.535000
2A2	126694A40	192,739,000.00	927.754994256	18.834549891	4.356582827	908.920444366	5.635000
2A3	126694A57	115,644,000.00	927.754994256	18.834549891	4.402970577	908.920444366	5.695000
<b>2X</b>		<b>0.00</b>	<b>0.000000000</b>	<b>0.000000000</b>	<b>1.491888644</b>	<b>0.000000000</b>	<b>1.618663</b>
<b>2X-1</b>	126694C30	770,957,000.00	927.754994256	0.000000000	1.329525601	908.920444366	1.719668
<b>2X-2</b>	126694C30	0.00	0.000000000	0.000000000	0.000000000	0.000000000	0.000000
<b>2X-3</b>	126694C30	95,287,713.12	993.095385594	0.000000000	0.703583026	993.095385594	0.855219
<b>2X-4</b>	126694C30	0.00	0.000000000	0.000000000	0.000000000	0.000000000	0.000000
<b>2X-5</b>	126694C30	0.00	0.000000000	0.000000000	0.000000000	0.000000000	0.000000
AR	126694C22	100.00	0.000000000	0.000000000	0.000000000	0.000000000	0.000000
P1	126694C48	100.00	1,000.000000000	0.000000000	1,197,573.000000000	1,000.000000000	0.000000
M1	126694A65	26,704,000.00	992.623383739	0.000000000	4.801815619	992.623383739	5.805000
M2	126694A73	21,363,000.00	992.623383739	0.000000000	4.834903065	992.623383739	5.845000
M3	126694A81	5,340,000.00	992.623383739	0.000000000	4.876262373	992.623383739	5.895000
M4	126694A99	10,681,000.00	992.623383739	0.000000000	5.165777526	992.623383739	6.245000
M5	126694B23	5,340,000.00	992.623383739	0.000000000	5.231952418	992.623383739	6.325000
M6	126694B31	5,340,000.00	992.623383739	0.000000000	5.314671034	992.623383739	6.425000
M7	126694B49	5,340,000.00	992.623383739	0.000000000	6.059138572	992.623383739	7.311114
M8	126694B56	2,670,000.00	992.623383739	0.000000000	6.059138572	992.623383739	7.311114
M9	126694B64	5,340,000.00	992.623383739	0.000000000	6.059138572	992.623383739	7.311114
B1	126694B72	9,079,000.00	992.623383739	0.000000000	6.059138572	992.623383739	7.311114
B2	126694B80	11,749,000.00	992.623383739	0.000000000	6.059138572	992.623383739	7.311114
B3	126694B98	8,552,253.56	992.623383739	0.000000000	6.059134345	992.623383739	7.311114
Totals		1,068,159,453.56	932.346037074	18.526148408	5.979974805	913.819888657	



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**CWMBS, Inc.**  
Alternative Loan Trust 2006-OA1  
Mortgage Pass-Through Certificates, Series 2006-OA1

**Pool Level Data**

Distribution Date		9/20/2006
Cut-off Date		2/ 1/2006
Record Date		8/31/2006
Determination Date		9/15/2006
LIBOR Determination Date		8/17/2006
Accrual Period 30/360	Begin	8/ 1/2006
	End	9/ 1/2006
Number of Days in 30/360 Accrual Period		30
Accrual Period Actual Days	Begin	8/21/2006
	End	9/20/2006
Number of Days in Actual Accrual Period		30

**Index**

One-Month Libor Rate 5.3250000%

**Collateral Detail**

**Original Mortgage Loan Details**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Total</b></u>
Aggregate Loan Count	757	2,136	2,893
Stated Principal Balance	201,914,640.44	866,244,713.12	1,068,159,353.56
Weighted Average Mortgage Rate	5.36340%	4.73498%	
Weighted Average Net Mortgage Rate	4.95455%	4.33749%	
Weighted Average Remaining Term	370	379	



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# CWMBS, Inc.

## Alternative Loan Trust 2006-OA1

### Mortgage Pass-Through Certificates, Series 2006-OA1

**Current Mortgage Loan Details**

	<b><u>Group I</u></b>	<b><u>Group II</u></b>	<b><u>Total</u></b>
Beginning Aggregate Loan Count	692	1,992	2,684
Loans Paid Off or otherwise removed pursuant to the PSA	21	43	64
Ending Aggregate Loan Count	671	1,949	2,620
Beginning Pool Stated Principal Balance	186,005,138.17	809,888,995.31	995,894,133.48
Scheduled Principal	0.00	0.00	0.00
Negative Amortization	-563,576.80	-2,485,701.20	-3,049,278.00
Unscheduled Principal	5,831,829.29	17,006,329.28	22,838,158.57
Realized Principal Losses	0.00	0.00	0.00
Ending Pool Stated Principal Balance	180,736,885.68	795,368,367.23	976,105,252.91
Beginning Weighted Average Mortgage Rate	7.74622%	7.70104%	
Beginning Weighted Average Net Mortgage Rate	7.34314%	7.30367%	
Ending Weighted Average Mortgage Rate	7.75110%	7.69535%	
Ending Weighted Average Net Mortgage Rate	7.34742%	7.29769%	
Beginning Weighted Average Remaining Term to Maturity	365	374	
Ending Weighted Average Remaining Term to Maturity	364	373	
Subordinate Portions	22,001,725.83	94,629,788.20	116,631,514.03



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**CWMBS, Inc.**  
**Alternative Loan Trust 2006-OA1**  
**Mortgage Pass-Through Certificates, Series 2006-OA1**

**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	15	2.23547%	4,137,655.66	2.28933%	4	0.59613%	1,075,771.56	0.59521%	1	0.14903%	353,410.89	0.19554%
Group 2	35	1.79579%	14,628,680.68	1.83923%	8	0.41047%	3,678,208.38	0.46245%	3	0.15393%	1,361,726.16	0.17121%
<b>Total</b>	<b>50</b>	<b>1.90840%</b>	<b>18,766,336.34</b>	<b>1.92257%</b>	<b>12</b>	<b>0.45802%</b>	<b>4,753,979.94</b>	<b>0.48704%</b>	<b>4</b>	<b>0.15267%</b>	<b>1,715,137.05</b>	<b>0.17571%</b>

  

	Foreclosure				Bankruptcy				REO			
	Loan Count	Loan Count %	Balance	Balance %	Loan Count	Loan Count %	Balance	Balance %	Loan Count	Loan Count %	Balance	Balance %
Group 1	2	0.29806%	470,733.42	0.26045%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
Group 2	5	0.25654%	1,715,101.17	0.21564%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
<b>Total</b>	<b>7</b>	<b>0.26718%</b>	<b>2,185,834.59</b>	<b>0.22393%</b>	<b>0</b>	<b>0.00000%</b>	<b>0.00</b>	<b>0.00000%</b>	<b>0</b>	<b>0.00000%</b>	<b>0.00</b>	<b>0.00000%</b>

**60+ Delinquency, Foreclosure, Bankruptcy & REO Totals**

	<u>Group I</u>	<u>Group II</u>	<u>Total</u>
Current	1,899,915.87	6,755,035.71	8,654,951.58
One-Month Prior	1,030,413.39	5,893,044.93	6,923,458.32
Two-Month Prior	819,542.70	3,931,152.03	4,750,694.73
Three-Month Prior	630,739.64	4,409,329.61	5,040,069.25
Four-Month Prior	1,216,944.78	5,985,321.11	7,202,265.89
Five-Month Prior	197,591.17	2,026,066.44	2,223,657.61
60+ Delinquency Average	965,857.92	4,833,324.97	
Passing Delinquency Stepdown Requirement	YES	YES	



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**CWMBS, Inc.**  
**Alternative Loan Trust 2006-OA1**  
**Mortgage Pass-Through Certificates, Series 2006-OA1**

**Negative Amortization Detail**

	<b>Group I</b>	<b>Group II</b>	<b>Total</b>
Deferred Interest	563,576.80	2,485,701.20	3,049,278.00
Principal Prepayment Amount	5,831,829.29	17,006,329.28	22,838,158.57
Net Deferred Interest	0.00	0.00	0.00
Adjusted Cap Rate for LIBOR Certs	7.34314%	7.30367%	
Adjusted Cap Rate for Subordinate Certs	7.31111%		
Adjusted Cap Rate for 1X-IO-1	1.76314%		
Adjusted Cap Rate for 1X-IO-2	0.85522%		
Adjusted Cap Rate for 2X-IO-1	1.71967%		
Adjusted Cap Rate for 2X-IO-2	0.85522%		

Please see page 2 (Principal Detail) or page 3 (Interest Detail) for information about bond level allocation of Net Deferred Interest.





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**CWMBS, Inc.**  
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**Mortgage Pass-Through Certificates, Series 2006-OA1**

**Available Funds**

**Interest**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Total</b></u>
Scheduled Interest	1,187,495.94	5,149,516.95	6,337,012.89
Less: Master Servicer Fee	44,924.79	205,116.19	250,040.98
Less: Trustee Fee	1,395.04	6,074.17	7,469.21
Less: Mortgage Loan Premiums	2,957.99	9,026.15	11,984.14
Total Interest Available	1,138,218.12	4,929,300.44	6,067,518.56

**Principal**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Total</b></u>
Scheduled Principal	0.00	0.00	0.00
Negative Amortization	-563,576.80	-2,485,701.20	-3,049,278.00
Paid in Full Principal	5,774,639.65	16,604,717.94	22,379,357.59
Curtailment Principal	57,189.64	401,611.34	458,800.98
Liquidation Principal	0.00	0.00	0.00
Repurchased Principal	0.00	0.00	0.00
Substitution Adjustment Principal	0.00	0.00	0.00
Unanticipated Principal Recoveries	0.00	0.00	0.00
Remaining Amounts in Supplemental Account	0.00	0.00	0.00
Total Principal Available	<u>5,268,252.49</u>	<u>14,520,628.08</u>	<u>19,788,880.57</u>
<b>Total Available Funds</b>	<b>6,406,470.61</b>	<b>19,449,928.52</b>	<b>25,856,399.13</b>



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**CWMBS, Inc.**  
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**Mortgage Pass-Through Certificates, Series 2006-OA1**

Certificate Account			
	Beginning Balance		0.00
Deposits	Remittance Amount	25,856,399.13	
	Prepayment Penalties	320,048.06	
	Trustee Fee	<u>7,469.21</u>	
	Total Deposits	26,183,916.40	
Withdrawals	Available Funds and Prepayment Penalties, to the Distribution Account	26,176,447.19	
	Trustee Fee	7,469.21	
	Total Withdrawals	<u>26,183,916.40</u>	
	Ending Balance		0.00

Distribution Account			
	Beginning Balance		0.00
Deposits	Available Funds and Prepayment Penalties	26,176,447.19	
	Other Deposits Required by the PSA	<u>0.00</u>	
	Total Deposits	26,176,447.19	
Withdrawals	Payments of Principal & Interest to the Classes	<u>26,176,447.19</u>	
	Ending Balance		0.00



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**CWMBS, Inc.**  
Alternative Loan Trust 2006-OA1  
Mortgage Pass-Through Certificates, Series 2006-OA1

Carryover Shortfall Reserve	
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Beginning Balance	1,000.00
Deposits	1,350,095.93
Withdrawals	1,350,095.93
Ending Balance	1,000.00



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**Fees of the Trust**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Total</b></u>
Gross Master Servicing Fee	58,126.61	253,090.31	311,216.92
Net Master Servicing Fee	44,924.79	205,116.19	250,040.98
Trustee Fee	1,395.04	6,074.17	7,469.21
LPMI	2,957.99	9,026.15	11,984.14
Total Net Loan Fees	49,277.82	220,216.51	269,494.33

**Servicer Advances**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Total</b></u>
Principal Advances	-18,428.78	-67,544.93	-85,973.71
Interest Advances	39,276.92	138,136.53	177,413.45
Reimbursement for Principal & Interest Advances	0.00	0.00	0.00
Reimbursement for Nonrecoverable Advances	0.00	0.00	0.00
Total Advances	20,848.14	70,591.60	91,439.74



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**Mortgage Pass-Through Certificates, Series 2006-OA1**

**Mortgage Prepayment Details**

	<b><u>Group I</u></b>	<b><u>Group II</u></b>
Principal Balance of Loans Paid in Full	5,774,639.65	16,604,717.94
Prepayment Interest Excess	0.00	0.00
Prepayment Interest Shortfall	13,201.82	47,974.12
Compensating Interest	13,201.82	47,974.12
Non-Supported Prepayment Interest Shortfall	0.00	0.00
Prepayment Charges	119,757.30	200,290.76
CPR %	31.688%	22.421%
SMM %	3.126%	2.093%

**Loan Substitution**

	<b><u>Group I</u></b>	<b><u>Group II</u></b>	<b><u>Total</u></b>
Aggregate Stated of Principal Balances Removed	0.00	0.00	0.00
Aggregate Stated of Principal Balance Added	0.00	0.00	0.00
Aggregate Principal Substitution Shortfall Amount	0.00	0.00	0.00



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**Principal Distribution Amounts**

**Senior and Subordinate Percentages**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>
Senior Percentage Original	89.00003%	88.99991%
Senior Prepayment Percentage Original	100.00000%	100.00000%
Senior Percentage	88.17144%	88.31571%
Senior Prepayment Percentage	100.00000%	100.00000%
Subordinate Percentages	11.82856%	11.68429%
Subordinate Prepayment Percentage	0.00000%	0.00000%

**Principal Distribution Amounts**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Total</b></u>
Senior Principal Distribution Amount	5,268,252.49	14,520,628.08	19,788,880.57
Subordinate Principal Distribution Amount	0.00	0.00	0.00
Total Principal Distribution Amount	5,268,252.49	14,520,628.08	19,788,880.57

Two Times Test NO

**Realized Loss Detail**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Total</b></u>
Current Period Realized Losses	0.00	0.00	0.00
Cumulative Realized Losses	0.00	0.00	0.00
Total Liquidated Loan Balance	0.00	0.00	0.00
Total Liquidated Proceeds	0.00	0.00	0.00
Subsequent Recoveries	0.00	0.00	0.00
Passing Cumulative Loss Test	YES	YES	

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



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**Alternative Loan Trust 2006-OA1**  
**Mortgage Pass-Through Certificates, Series 2006-OA1**

Group I

Issuance Face			Number of Items	Percent of Items	Principal Balance	Percent of Balance
< =		0.00	0	0.000	0.00	0.000
0.00	-	100,000.00	20	2.981	1,629,766.94	0.902
100,000.00	-	200,000.00	150	22.355	23,956,004.74	13.255
200,000.00	-	300,000.00	257	38.301	64,338,782.49	35.598
300,000.00	-	400,000.00	211	31.446	75,149,781.41	41.580
400,000.00	-	500,000.00	24	3.577	10,319,431.44	5.710
500,000.00	-	600,000.00	6	0.894	3,273,670.02	1.811
600,000.00	-	700,000.00	2	0.298	1,343,769.80	0.743
700,000.00	-	800,000.00	1	0.149	725,678.84	0.402
800,000.00	-	900,000.00	0	0.000	0.00	0.000
900,000.00	-	1,000,000.00	0	0.000	0.00	0.000
1,000,000.00	-	1,100,000.00	0	0.000	0.00	0.000
1,100,000.00	-	1,200,000.00	0	0.000	0.00	0.000
1,200,000.00	-	1,300,000.00	0	0.000	0.00	0.000
1,300,000.00	-	1,400,000.00	0	0.000	0.00	0.000
1,400,000.00	-	1,500,000.00	0	0.000	0.00	0.000
1,500,000.00	-	1,600,000.00	0	0.000	0.00	0.000
1,600,000.00	-	1,700,000.00	0	0.000	0.00	0.000
1,700,000.00	-	1,800,000.00	0	0.000	0.00	0.000
1,800,000.00	-	1,900,000.00	0	0.000	0.00	0.000
1,900,000.00	-	2,000,000.00	0	0.000	0.00	0.000
>		2,000,000.00	0	0.000	0.00	0.000
Wgt Ave / Total:			671	100.000	180,736,885.68	100.000

Group II

Issuance Face			Number of Items	Percent of Items	Principal Balance	Percent of Balance
< =		0.00	0	0.000	0.00	0.000
0.00	-	100,000.00	58	2.976	4,375,901.18	0.550
100,000.00	-	200,000.00	357	18.317	57,496,745.18	7.229
200,000.00	-	300,000.00	407	20.883	103,543,315.11	13.018
300,000.00	-	400,000.00	337	17.291	118,826,756.04	14.940
400,000.00	-	500,000.00	305	15.649	139,302,029.24	17.514
500,000.00	-	600,000.00	162	8.312	90,152,203.18	11.335
600,000.00	-	700,000.00	143	7.337	93,836,536.72	11.798
700,000.00	-	800,000.00	38	1.950	28,518,128.90	3.586
800,000.00	-	900,000.00	37	1.898	32,163,723.81	4.044
900,000.00	-	1,000,000.00	48	2.463	47,303,830.05	5.947
1,000,000.00	-	1,100,000.00	11	0.564	11,575,501.28	1.455
1,100,000.00	-	1,200,000.00	10	0.513	11,724,964.30	1.474
1,200,000.00	-	1,300,000.00	6	0.308	7,533,666.95	0.947
1,300,000.00	-	1,400,000.00	7	0.359	9,572,237.53	1.203
1,400,000.00	-	1,500,000.00	7	0.359	10,424,048.85	1.311
1,500,000.00	-	1,600,000.00	5	0.257	7,861,781.05	0.988
1,600,000.00	-	1,700,000.00	0	0.000	0.00	0.000
1,700,000.00	-	1,800,000.00	3	0.154	5,310,305.11	0.668
1,800,000.00	-	1,900,000.00	2	0.103	3,736,833.26	0.470
1,900,000.00	-	2,000,000.00	6	0.308	12,109,859.49	1.523
>		2,000,000.00	0	0.000	0.00	0.000
Wgt Ave / Total:			1949	100.000	795,368,367.23	100.000

Group I



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**Alternative Loan Trust 2006-OA1**  
**Mortgage Pass-Through Certificates, Series 2006-OA1**

Issuance Coupon	Number of Items	Percent of Items	Principal Balance	Percent of Balance
< =	0	0.000	0.00	0.000
0.0 -	0	0.000	0.00	0.000
0.5 -	42	6.259	12,796,496.55	7.080
1.0 -	67	9.985	20,352,958.36	11.261
1.5 -	49	7.303	15,006,985.11	8.303
2.0 -	14	2.086	3,529,190.27	1.953
2.5 -	3	0.447	569,679.58	0.315
3.0 -	4	0.596	1,113,669.31	0.616
3.5 -	0	0.000	0.00	0.000
4.0 -	0	0.000	0.00	0.000
4.5 -	0	0.000	0.00	0.000
5.0 -	1	0.149	155,475.80	0.086
5.5 -	3	0.447	828,689.86	0.459
6.0 -	62	9.240	15,709,187.57	8.692
6.5 -	237	35.320	62,230,315.09	34.431
7.0 -	173	25.782	43,963,841.49	24.325
7.5 -	13	1.937	3,443,321.04	1.905
8.0 -	3	0.447	1,037,075.65	0.574
8.5 -	0	0.000	0.00	0.000
9.0 -	0	0.000	0.00	0.000
9.5 -	0	0.000	0.00	0.000
>	0	0.000	0.00	0.000
<b>Wgt Ave / Total:</b>	<b>671</b>	<b>100.000</b>	<b>180,736,885.68</b>	<b>100.000</b>

**Group II**

Issuance Coupon	Number of Items	Percent of Items	Principal Balance	Percent of Balance
< =	0	0.000	0.00	0.000
0.0 -	0	0.000	0.00	0.000
0.5 -	191	9.800	95,058,481.13	11.952
1.0 -	311	15.957	142,458,016.38	17.911
1.5 -	111	5.695	48,014,820.19	6.037
2.0 -	46	2.360	15,684,155.21	1.972
2.5 -	30	1.539	7,722,024.74	0.971
3.0 -	8	0.410	2,022,635.67	0.254
3.5 -	5	0.257	1,075,401.24	0.135
4.0 -	2	0.103	741,481.52	0.093
4.5 -	2	0.103	1,105,677.11	0.139
5.0 -	3	0.154	1,915,091.50	0.241
5.5 -	23	1.180	13,099,697.33	1.647
6.0 -	177	9.082	78,109,900.11	9.821
6.5 -	555	28.476	219,468,229.63	27.593
7.0 -	433	22.217	153,385,428.31	19.285
7.5 -	41	2.104	12,179,191.52	1.531
8.0 -	9	0.462	2,786,129.31	0.350
8.5 -	2	0.103	542,006.33	0.068
9.0 -	0	0.000	0.00	0.000
9.5 -	0	0.000	0.00	0.000
>	0	0.000	0.00	0.000
<b>Wgt Ave / Total:</b>	<b>1949</b>	<b>100.000</b>	<b>795,368,367.23</b>	<b>100.000</b>

**Group I**

Update Term	Number of Items	Percent of Items	Principal Balance	Percent of Balance
< =	0	0.000	0.00	0.000
120 -	0	0.000	0.00	0.000
180 -	0	0.000	0.00	0.000





101 Barclay Street, 8West  
New York, NY 10286

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

**CWMBS, Inc.**  
**Alternative Loan Trust 2006-OA1**  
**Mortgage Pass-Through Certificates, Series 2006-OA1**

Update Term		Number of Items	Percent of Items	Principal Balance	Percent of Balance
300	-	603	89.866	160,890,703.12	89.019
>	360	68	10.134	19,846,182.56	10.981
<b>Wgt Ave / Total:</b>		<b>671</b>	<b>100.000</b>	<b>180,736,885.68</b>	<b>100.000</b>

Group II

Update Term		Number of Items	Percent of Items	Principal Balance	Percent of Balance
< =	120	0	0.000	0.00	0.000
120	-	0	0.000	0.00	0.000
180	-	0	0.000	0.00	0.000
300	-	1640	84.146	652,285,599.81	82.011
>	360	309	15.854	143,082,767.42	17.989
<b>Wgt Ave / Total:</b>		<b>1949</b>	<b>100.000</b>	<b>795,368,367.23</b>	<b>100.000</b>