



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-OA5**  
**Mortgage Pass-Through Certificates, Series 2006-OA5**

*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	126694M62	Senior	Var-Act/360	383,168,000.00	2.995313	2,604,026.93	1,380,841.68	3,984,868.61	0.00	380,563,973.07	0.00
1A2	126694M70	Senior	Var-Act/360	191,584,000.00	2.995313	1,302,013.47	704,789.64	2,006,803.11	0.00	190,281,986.53	0.00
1A3	126694M88	Senior	Var-Act/360	63,862,000.00	2.995313	434,009.02	238,285.09	672,294.11	0.00	63,427,990.98	0.00
2A1	126694M96	Senior	Var-Act/360	235,925,000.00	2.396553	489,234.33	850,214.72	1,339,449.05	0.00	235,435,765.67	0.00
2A2	126694N20	Senior	Var-Act/360	117,962,000.00	2.396553	244,616.13	433,952.71	678,568.84	0.00	117,717,383.87	0.00
2A3	126694N38	Senior	Var-Act/360	39,321,000.00	2.396553	81,539.40	146,716.48	228,255.88	0.00	39,239,460.60	0.00
3A1	126694N46	Senior	Var-Act/360	124,003,000.00	4.203572	839,145.92	446,875.81	1,286,021.73	0.00	123,163,854.08	0.00
3A2	126694N53	Senior	Var-Act/360	62,001,000.00	4.203572	419,569.58	228,086.18	647,655.75	0.00	61,581,430.42	0.00
3A3	126694N61	Senior	Var-Act/360	20,667,000.00	4.203572	139,856.53	77,113.74	216,970.27	0.00	20,527,143.47	0.00
X	126694N79	Strip IO	Var-Act/360	393,208,000.00	0.000000	0.00	0.00	0.00	0.00	393,208,000.00	0.00
RX	126694R59	Senior	Var-Act/360	100.00	0.000000	0.00	0.00	0.00	0.00	100.00	0.00
AR	126694N87	Senior	Var-Act/360	100.00	0.000000	100.00	0.00	100.00	0.00	0.00	0.00
C1	126694Q92	Residual	Var-Act/360	5,672,653.00	2.397339	0.00	11,332.73	11,332.73	0.00	5,673,093.76	0.00
C2	126694R26	Residual	Var-Act/360	1,182,295.00	3.305264	0.00	3,256.50	3,256.50	0.00	1,182,766.48	0.00
P1	126694R67	Prepay Penalties	Var-Act/360	100.00	0.000000	0.00	0.00	0.00	0.00	100.00	0.00
P2	126694R34	Prepay Penalties	Var-Act/360	100.00	0.000000	0.00	8,569.63	8,569.63	0.00	100.00	0.00
P3	126694R42	Prepay Penalties	Var-Act/360	100.00	0.000000	0.00	15,051.00	15,051.00	0.00	100.00	0.00
1M1	126694N95	Subordinate	Var-Act/360	32,450,000.00	2.767138	0.00	124,242.94	124,242.94	0.00	32,450,000.00	0.00
1M2	126694P28	Subordinate	Var-Act/360	19,834,000.00	2.767138	0.00	76,683.20	76,683.20	0.00	19,834,000.00	0.00
1M3	126694P36	Subordinate	Var-Act/360	8,559,000.00	2.767138	0.00	33,733.16	33,733.16	0.00	8,559,000.00	0.00
1M4	126694P44	Subordinate	Var-Act/360	15,842,000.00	2.767138	0.00	67,189.88	67,189.88	0.00	15,842,000.00	0.00
1M5	126694P51	Subordinate	Var-Act/360	5,688,000.00	2.767138	0.00	24,764.13	24,764.13	0.00	5,688,000.00	0.00
1M6	126694P69	Subordinate	Var-Act/360	9,078,000.00	2.767138	0.00	47,012.69	47,012.69	0.00	9,078,000.00	0.00
1M7	126694P77	Subordinate	Var-Act/360	5,673,000.00	2.767138	0.00	31,506.42	31,506.42	0.00	5,673,000.00	0.00
2M1	126694P93	Subordinate	Var-Act/360	15,631,000.00	4.203572	0.00	61,605.68	61,605.68	0.00	15,631,000.00	0.00
2M2	126694Q27	Subordinate	Var-Act/360	6,090,000.00	4.203572	0.00	24,687.34	24,687.34	0.00	6,090,000.00	0.00
2M3	126694Q35	Subordinate	Var-Act/360	1,561,000.00	4.203572	0.00	6,503.52	6,503.52	0.00	1,561,000.00	0.00
2M4	126694Q43	Subordinate	Var-Act/360	1,089,000.00	4.203572	0.00	5,598.82	5,598.82	0.00	1,089,000.00	0.00
2M5	126694Q50	Subordinate	Var-Act/360	1,443,000.00	4.203572	0.00	7,959.95	7,959.95	0.00	1,443,000.00	0.00
2M6	126694Q68	Subordinate	Var-Act/360	1,206,000.00	4.203572	0.00	6,878.72	6,878.72	0.00	1,206,000.00	0.00
2M7	126694Q76	Subordinate	Var-Act/360	1,680,000.00	4.203572	0.00	9,582.30	9,582.30	0.00	1,680,000.00	0.00
Totals				1,364,317,500.00		6,554,111.31	5,073,034.66	11,627,145.96	0.00	1,357,763,388.69	0.00



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-OA5**  
**Mortgage Pass-Through Certificates, Series 2006-OA5**

*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	126694M62	383,168,000.00	383,168,000.00	2,604,026.93	2,604,026.93	0.00	0.00	380,563,973.07	0.99320395511
1A2	126694M70	191,584,000.00	191,584,000.00	1,302,013.47	1,302,013.47	0.00	0.00	190,281,986.53	0.99320395511
1A3	126694M88	63,862,000.00	63,862,000.00	434,009.02	434,009.02	0.00	0.00	63,427,990.98	0.99320395511
2A1	126694M96	235,925,000.00	235,925,000.00	489,234.33	489,234.33	0.00	0.00	235,435,765.67	0.99792631417
2A2	126694N20	117,962,000.00	117,962,000.00	244,616.13	244,616.13	0.00	0.00	117,717,383.87	0.99792631417
2A3	126694N38	39,321,000.00	39,321,000.00	81,539.40	81,539.40	0.00	0.00	39,239,460.60	0.99792631417
3A1	126694N46	124,003,000.00	124,003,000.00	839,145.92	839,145.92	0.00	0.00	123,163,854.08	0.99323285794
3A2	126694N53	62,001,000.00	62,001,000.00	419,569.58	419,569.58	0.00	0.00	61,581,430.42	0.99323285794
3A3	126694N61	20,667,000.00	20,667,000.00	139,856.53	139,856.53	0.00	0.00	20,527,143.47	0.99323285794
X	126694N79	393,208,000.00	393,208,000.00	0.00	0.00	0.00	0.00	393,208,000.00	1.00000000000
RX	126694R59	100.00	100.00	0.00	0.00	0.00	0.00	100.00	1.00000000000
AR	126694N87	100.00	100.00	100.00	100.00	0.00	0.00	0.00	0.00000000000
C1	126694Q92	5,672,653.00	5,672,653.00	0.00	0.00	0.00	0.00	5,673,093.76	1.00007769970
C2	126694R26	1,182,295.00	1,182,295.00	0.00	0.00	0.00	0.00	1,182,766.48	1.00039878135
P1	126694R67	100.00	100.00	0.00	0.00	0.00	0.00	100.00	1.00000000000
P2	126694R34	100.00	100.00	0.00	0.00	0.00	0.00	100.00	1.00000000000
P3	126694R42	100.00	100.00	0.00	0.00	0.00	0.00	100.00	1.00000000000
1M1	126694N95	32,450,000.00	32,450,000.00	0.00	0.00	0.00	0.00	32,450,000.00	1.00000000000
1M2	126694P28	19,834,000.00	19,834,000.00	0.00	0.00	0.00	0.00	19,834,000.00	1.00000000000
1M3	126694P36	8,559,000.00	8,559,000.00	0.00	0.00	0.00	0.00	8,559,000.00	1.00000000000
1M4	126694P44	15,842,000.00	15,842,000.00	0.00	0.00	0.00	0.00	15,842,000.00	1.00000000000
1M5	126694P51	5,688,000.00	5,688,000.00	0.00	0.00	0.00	0.00	5,688,000.00	1.00000000000
1M6	126694P69	9,078,000.00	9,078,000.00	0.00	0.00	0.00	0.00	9,078,000.00	1.00000000000
1M7	126694P77	5,673,000.00	5,673,000.00	0.00	0.00	0.00	0.00	5,673,000.00	1.00000000000
2M1	126694P93	15,631,000.00	15,631,000.00	0.00	0.00	0.00	0.00	15,631,000.00	1.00000000000
2M2	126694Q27	6,090,000.00	6,090,000.00	0.00	0.00	0.00	0.00	6,090,000.00	1.00000000000
2M3	126694Q35	1,561,000.00	1,561,000.00	0.00	0.00	0.00	0.00	1,561,000.00	1.00000000000
2M4	126694Q43	1,089,000.00	1,089,000.00	0.00	0.00	0.00	0.00	1,089,000.00	1.00000000000
2M5	126694Q50	1,443,000.00	1,443,000.00	0.00	0.00	0.00	0.00	1,443,000.00	1.00000000000
2M6	126694Q68	1,206,000.00	1,206,000.00	0.00	0.00	0.00	0.00	1,206,000.00	1.00000000000
2M7	126694Q76	1,680,000.00	1,680,000.00	0.00	0.00	0.00	0.00	1,680,000.00	1.00000000000
Totals		1,364,317,500.00	1,364,317,500.00	6,554,111.31	6,554,111.31	0.00	0.00	1,357,763,388.69	



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-OA5**  
**Mortgage Pass-Through Certificates, Series 2006-OA5**

*Interest Distribution Detail*

Class	Beginning Certificate Balance	Pass Through Rate (%)	Current Interest	Deferred Interest	Total Interest Due	Net Rate Carryover Paid	Net Interest Shortfall	Interest Paid	Net Rate Carryover After Dist.
1A1	383,168,000.00	2.995313	860,780.97	0.00	860,780.97	520,060.71	0.00	1,380,841.68	0.00
1A2	191,584,000.00	2.995313	430,390.48	0.00	430,390.48	274,399.16	0.00	704,789.64	0.00
1A3	63,862,000.00	2.995313	143,464.99	0.00	143,464.99	94,820.09	0.00	238,285.09	0.00
2A1	235,925,000.00	2.396553	424,055.15	0.00	424,055.15	426,159.57	0.00	850,214.72	0.00
2A2	117,962,000.00	2.396553	212,026.67	0.00	212,026.67	221,926.03	0.00	433,952.71	0.00
2A3	39,321,000.00	2.396553	70,676.16	0.00	70,676.16	76,040.32	0.00	146,716.48	0.00
3A1	124,003,000.00	4.203572	390,941.69	0.00	390,941.69	55,934.12	0.00	446,875.81	0.00
3A2	62,001,000.00	4.203572	195,469.27	0.00	195,469.27	32,616.91	0.00	228,086.18	0.00
3A3	20,667,000.00	4.203572	65,156.42	0.00	65,156.42	11,957.32	0.00	77,113.74	0.00
X	393,208,000.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
RX	100.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
AR	100.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C1	5,672,653.00	2.397339	10,199.46	0.00	10,199.46	0.00	0.00	11,332.73	0.00
C2	1,182,295.00	3.305264	2,930.85	0.00	2,930.85	0.00	0.00	3,256.50	0.00
P1	100.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
P2	100.00	0.000000	0.00	0.00	0.00	0.00	0.00	8,569.63	0.00
P3	100.00	0.000000	0.00	0.00	0.00	0.00	0.00	15,051.00	0.00
1M1	32,450,000.00	2.767138	67,345.21	0.00	67,345.21	56,897.73	0.00	124,242.94	0.00
1M2	19,834,000.00	2.767138	41,162.55	0.00	41,162.55	35,520.65	0.00	76,683.20	0.00
1M3	8,559,000.00	2.767138	17,762.95	0.00	17,762.95	15,970.21	0.00	33,733.16	0.00
1M4	15,842,000.00	2.767138	32,877.74	0.00	32,877.74	34,312.14	0.00	67,189.88	0.00
1M5	5,688,000.00	2.767138	11,804.61	0.00	11,804.61	12,959.52	0.00	24,764.13	0.00
1M6	9,078,000.00	2.767138	18,840.06	0.00	18,840.06	28,172.64	0.00	47,012.69	0.00
1M7	5,673,000.00	2.767138	11,773.48	0.00	11,773.48	19,732.95	0.00	31,506.42	0.00
2M1	15,631,000.00	4.203572	49,279.53	0.00	49,279.53	12,326.15	0.00	61,605.68	0.00
2M2	6,090,000.00	4.203572	19,199.82	0.00	19,199.82	5,487.52	0.00	24,687.34	0.00
2M3	1,561,000.00	4.203572	4,921.33	0.00	4,921.33	1,582.18	0.00	6,503.52	0.00
2M4	1,089,000.00	4.203572	3,433.27	0.00	3,433.27	2,165.55	0.00	5,598.82	0.00
2M5	1,443,000.00	4.203572	4,549.32	0.00	4,549.32	3,410.63	0.00	7,959.95	0.00
2M6	1,206,000.00	4.203572	3,802.13	0.00	3,802.13	3,076.59	0.00	6,878.72	0.00
2M7	1,680,000.00	4.203572	5,296.50	0.00	5,296.50	4,285.80	0.00	9,582.30	0.00
Totals	1,364,317,500.00		3,098,140.61	0.00	3,098,140.61	1,949,814.49	0.00	5,073,034.66	0.00



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-OA5**  
**Mortgage Pass-Through Certificates, Series 2006-OA5**

*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	126694M62	383,168,000.00	1,000.000000000	6.796044894	3.603750000	993.203955106	2.995313
1A2	126694M70	191,584,000.00	1,000.000000000	6.796044894	3.678750000	993.203955106	2.995313
1A3	126694M88	63,862,000.00	1,000.000000000	6.796044894	3.731250000	993.203955106	2.995313
2A1	126694M96	235,925,000.00	1,000.000000000	2.073685834	3.603750000	997.926314166	2.396553
2A2	126694N20	117,962,000.00	1,000.000000000	2.073685834	3.678750000	997.926314166	2.396553
2A3	126694N38	39,321,000.00	1,000.000000000	2.073685834	3.731250000	997.926314166	2.396553
3A1	126694N46	124,003,000.00	1,000.000000000	6.767142063	3.603750000	993.232857937	4.203572
3A2	126694N53	62,001,000.00	1,000.000000000	6.767142063	3.678750000	993.232857937	4.203572
3A3	126694N61	20,667,000.00	1,000.000000000	6.767142063	3.731250000	993.232857937	4.203572
X	126694N79	393,208,000.00	1,000.000000000	0.000000000	0.000000000	1,000.000000000	0.000000
RX	126694R59	100.00	1,000.000000000	0.000000000	0.000000000	1,000.000000000	0.000000
AR	126694N87	100.00	1,000.000000000	1,000.000000000	0.000000000	0.000000000	0.000000
C1	126694Q92	5,672,653.00	1,000.000000000	0.000000000	1.997782689	1,000.077699702	2.397339
C2	126694R26	1,182,295.00	1,000.000000000	0.000000000	2.754386361	1,000.398781353	3.305264
P1	126694R67	100.00	1,000.000000000	0.000000000	0.000000000	1,000.000000000	0.000000
P2	126694R34	100.00	1,000.000000000	0.000000000	85.696.300000000	1,000.000000000	0.000000
P3	126694R42	100.00	1,000.000000000	0.000000000	150,510.000000000	1,000.000000000	0.000000
1M1	126694N95	32,450,000.00	1,000.000000000	0.000000000	3.828750000	1,000.000000000	2.767138
1M2	126694P28	19,834,000.00	1,000.000000000	0.000000000	3.866250000	1,000.000000000	2.767138
1M3	126694P36	8,559,000.00	1,000.000000000	0.000000000	3.941250000	1,000.000000000	2.767138
1M4	126694P44	15,842,000.00	1,000.000000000	0.000000000	4.241250000	1,000.000000000	2.767138
1M5	126694P51	5,688,000.00	1,000.000000000	0.000000000	4.353750000	1,000.000000000	2.767138
1M6	126694P69	9,078,000.00	1,000.000000000	0.000000000	5.178750000	1,000.000000000	2.767138
1M7	126694P77	5,673,000.00	1,000.000000000	0.000000000	5.553750000	1,000.000000000	2.767138
2M1	126694P93	15,631,000.00	1,000.000000000	0.000000000	3.941250000	1,000.000000000	4.203572
2M2	126694Q27	6,090,000.00	1,000.000000000	0.000000000	4.053750000	1,000.000000000	4.203572
2M3	126694Q35	1,561,000.00	1,000.000000000	0.000000000	4.166250000	1,000.000000000	4.203572
2M4	126694Q43	1,089,000.00	1,000.000000000	0.000000000	5.141250000	1,000.000000000	4.203572
2M5	126694Q50	1,443,000.00	1,000.000000000	0.000000000	5.516250000	1,000.000000000	4.203572
2M6	126694Q68	1,206,000.00	1,000.000000000	0.000000000	5.703750000	1,000.000000000	4.203572
2M7	126694Q76	1,680,000.00	1,000.000000000	0.000000000	5.703750000	1,000.000000000	4.203572
Totals		1,364,317,500.00	1,000.000000000	4.803948722	3.718368092	995.196051278	



101 Barclay Street, 8 West  
New York, NY 10286

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

**CWMBS, Inc.**  
**CHL Mortgage Pass-Through Trust 2006-OA5**  
**Mortgage Pass-Through Certificates, Series 2006-OA5**



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-OA5**  
**Mortgage Pass-Through Certificates, Series 2006-OA5**

**Pool Level Data**

Distribution Date		3/27/06
Cut-off Date		2/ 1/06
Record Date		2/28/06
Determination Date		3/22/06
LIBOR Determination Date		2/24/06
Accrual Period 30/360	Begin	2/ 1/06
	End	3/ 1/06
Number of Days in 30/360 Accrual Period		30
Accrual Period Actual Days	Begin	2/28/06
	End	3/27/06
Number of Days in Actual Accrual Period		27

**Additional Interest Rate Details**

Libor Rate	4.6050000%
Group 1 Net Funds Cap	2.9953127%
Group 2 Net Funds Cap	2.3965534%
Group 3 Net Funds Cap	4.2035724%
Aggregate Loan Group I, Subordinate Net Funds Cap	2.7671376%

**Collateral Detail**

**Original Mortgage Details**

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</u>
Original Aggregate Loan Count	1,480	1,229	628	3,337
Original Stated Principal Balance	702,237,017.92	432,381,734.77	236,553,295.44	1,371,172,048.13
Original Weighted Average Mortgage Rate	3.09028%	2.55590%	4.18528%	
Original Weighted Average Net Mortgage Rate	2.69578%	2.15690%	3.78322%	
Original Weighted Average Remaining Term	378	389	394	



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-OA5**  
**Mortgage Pass-Through Certificates, Series 2006-OA5**

**Current Mortgage Loan Details**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Group III</b></u>	<u><b>Total</b></u>
Beginning Aggregate Loan Count	1,480	1,229	628	3,337
Loans Paid Off or otherwise removed pursuant to the PSA	<u>10</u>	<u>1</u>	<u>4</u>	<u>15</u>
Ending Aggregate Loan Count	1,470	1,228	624	3,322
Beginning Pool Stated Principal Balance	702,237,017.92	432,381,734.77	236,553,295.44	1,371,172,048.13
Scheduled Principal	913,734.19	691,602.11	237,653.62	1,842,989.92
Negative Amortization	-516,564.73	-203,873.31	-308,984.13	-1,029,422.17
Unscheduled Principal	3,942,608.64	327,591.30	1,469,431.49	5,739,631.43
Realized Principal Losses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Ending Pool Stated Principal Balance	697,897,239.82	431,566,414.67	235,155,194.46	1,364,618,848.95
Beginning Weighted Average Mortgage Rate	3.09028%	2.55590%	4.18528%	
Beginning Weighted Average Net Mortgage Rate	2.69578%	2.15690%	3.78322%	
Beginning Weighted Average Remaining Term to Maturity	378	389	394	
Ending Weighted Average Remaining Term to Maturity	377	388	393	



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-OA5**  
**Mortgage Pass-Through Certificates, Series 2006-OA5**

**Servicer Remittance Summary**

**Interest Remittance Amount**

	<b>Group I</b>	<b>Group II</b>	<b>Group III</b>	<b>Total</b>
Scheduled Interest	1,808,277.96	920,935.55	825,035.47	3,554,248.98
Less: Servicing Fees	-219,449.07	-135,119.29	-73,922.90	-428,491.27
Less: Mortgage Insurance Premium (LPMI)	-6,145.53	-5,403.78	-3,561.58	-15,110.89
Liquidation Interest Proceeds	0.00	0.00	0.00	0.00
Compensating Interest	148.63	0.00	0.00	148.63
Less: Non-Recoverable Interest Advances	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Interest Remittance Amount	1,582,831.99	780,412.48	747,550.99	3,110,795.46

**Principal Remittance Amount**

	<b>Group I</b>	<b>Group II</b>	<b>Group III</b>	<b>Total</b>
Scheduled Principal	913,734.19	691,602.11	237,653.62	1,842,989.92
Negative Amortization	-516,564.73	-203,873.31	-308,984.13	-1,029,422.17
Curtailment Principal	436,303.33	60,150.54	65,949.66	562,403.53
Paid in Full Principal	3,506,305.31	267,440.76	1,403,481.83	5,177,227.90
Repurchased Principal	0.00	0.00	0.00	0.00
Liquidation Principal	0.00	0.00	0.00	0.00
Substitution Shortfall Principal	0.00	0.00	0.00	0.00
Subsequent Recoveries	0.00	0.00	0.00	0.00
Less: Non-Recoverable Principal Advances relating to Principal	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Principal Remittance Amount	4,339,778.10	815,320.10	1,398,100.98	6,553,199.18
<b>Total Remittance</b>	<b>5,922,610.09</b>	<b>1,595,732.58</b>	<b>2,145,651.97</b>	<b>9,663,994.64</b>





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-OA5**  
**Mortgage Pass-Through Certificates, Series 2006-OA5**

**Amounts Distributable to the Certificates**

**Pursuant to Aggregate Loan Group I**

Principal Remittance Amount	5,155,098.20
Interest Remittance	2,363,243.65
Less: Trustee Fee	<u>8,509.64</u>
Interest Funds	2,354,734.01

**Pursuant to Aggregate Loan Group II**

Principal Remittance Amount	1,398,100.98
Interest Remittance	747,550.82
Less: Trustee Fee	<u>1,774.15</u>
Interest Funds	745,776.67

**Servicer Advances**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Group III</b></u>	<u><b>Total</b></u>
Principal Advances	-15,525.94	-1,092.31	-2,736.90	-19,355.15
Interest Advances	52,115.52	5,967.23	14,653.43	72,736.18
Reimbursement for Principal & Interest Advances	0.00	0.00	0.00	0.00
Reimbursement for Nonrecoverable Advances	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Advances	36,589.58	4,874.92	11,916.53	53,381.03



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-OA5**  
**Mortgage Pass-Through Certificates, Series 2006-OA5**

**Fees of the Trust**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Group III</b></u>	<u><b>Total</b></u>
Gross Master Servicing Fee	219,449.07	135,119.29	73,922.90	428,491.27
Net Master Servicing Fee	219,300.44	135,119.29	73,922.90	428,342.64
Trustee Fee	5,266.78	3,242.86	1,774.15	10,283.79
Mortgage Insurance Premium (LPMI)	<u>6,145.53</u>	<u>5,403.78</u>	<u>3,561.58</u>	<u>15,110.89</u>
Total Net Loan Fees	224,567.22	138,362.16	75,697.05	438,626.43

**Mortgage Prepayment Details**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Group III</b></u>	<u><b>Total</b></u>
Principal Balance of Loans Paid in Full	3,506,305.31	267,440.76	1,403,481.83	5,177,227.90
Prepayment Interest Excess	0.00	0.00	0.00	0.00
Prepayment Interest Shortfall	148.63	0.00	0.00	148.63
Compensating Interest	148.63	0.00	0.00	148.63
Non-Supported Prepayment Interest Shortfall	-0.00	0.00	0.00	-0.00
Prepayment Charges	0.00	8,569.63	15,051.00	23,620.63
CPR %	6.537%	0.906%	7.203%	
SMM %	0.562%	0.076%	0.621%	

**Loan Substitution**

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



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-OA5**  
**Mortgage Pass-Through Certificates, Series 2006-OA5**

**Trust Accounts**

**Certificate Account**

		<b>Group I</b>	<b>Group II</b>	<b>Group III</b>	<b>Total</b>
	Beginning Balance	0.00	0.00	0.00	0.00
Deposits	Principal Remittance	4,339,778.10	815,320.10	1,398,100.98	6,553,199.18
	Interest Remittance	1,582,831.99	780,412.48	747,550.99	3,110,795.46
	Prepayment Charges	<u>0.00</u>	<u>8,569.63</u>	<u>15,051.00</u>	<u>23,620.63</u>
	Total Deposits	5,922,610.09	1,604,302.21	2,160,702.97	9,687,615.27
Withdrawals	To the Master Servicer, any unpaid or reimbursed Amounts	0.00	0.00	0.00	0.00
	To the Seller, any unpaid or reimbursed Amounts	0.00	0.00	0.00	0.00
	To the Depositor, any unpaid or reimbursed Amounts	0.00	0.00	0.00	0.00
	To Terminate the Account	0.00	0.00	0.00	0.00
	To the Distribution Account	<u>5,922,610.09</u>	<u>1,604,302.21</u>	<u>2,160,702.97</u>	<u>9,687,615.27</u>
	Ending Balance	0.00	0.00	0.00	0.00

**Distribution Account**

	Beginning Balance	0.00
Deposits	From the Certificate Account, the Total Deposit	9,687,615.27
Withdrawals	To the trustee, the Trustee Fee	10,283.79
	Payment of Prepayment Penalties to P Classes	23,620.63
	Principal and Interest Payments	9,653,709.86
	To Terminate the Distribution Account	<u>0.00</u>
	Total Withdrawals	9,687,614.28
	Ending Balance	0.00



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-OA5**  
**Mortgage Pass-Through Certificates, Series 2006-OA5**

**Carryover Reserve Account**

	Beginning Balance	1,950,814.47
Deposits	Group 2 Corridor Contract	0.00
	Group 3 Corridor Contract	0.00
	Excess Cashflow, to pay shortfalls	0.03
Withdrawals	From Group 2 Corridor, to Group 2 Certificates	0.00
	From Group 2 Corridor, to C2 Class	0.00
	From Group 3 Corridor, to Group 3 Certificates	0.00
	From Group 3 Corridor, to C3 Class	0.00
	Month 1 NRC Payment	1,949,814.47
	To Pay Interest Shortfalls	0.03
	Ending Balance	1,000.00

*Net Rate Carryover (NRC) payment detail is found in Interest Distribution Detail.*

**Principal Reserve Account**

Deposits	Beginning Principal Reserve Balance	300.00
	Deposits	0.00
Withdrawals	To P Classes	<u>0.00</u>
	Ending Principal Reserve Balance	300.00
	Ending Balance	300.00



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-OA5**  
**Mortgage Pass-Through Certificates, Series 2006-OA5**

**Loan Status**

Delinquency Information

	30-59 Days				60-89 Days				90+ Days			
	Count	Count %	Balance	Balance %	Count	Count %	Balance	Balance %	Count	Count %	Balance	Balance %
Group 1	22	1.49660%	10,832,101.75	1.55211%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
Group 2	3	0.24430%	1,302,457.33	0.30180%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
Group 3	6	0.96154%	3,593,635.09	1.52820%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
<b>Total</b>	<b>31</b>	<b>0.93317%</b>	<b>15,728,194.17</b>	<b>1.15257%</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>

	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%
Group 2	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
Group 3	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
<b>Total</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>	<b>0</b>	<b>0.00000%</b>	<b>0.00</b>	<b>0.00000%</b>



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-OA5**  
**Mortgage Pass-Through Certificates, Series 2006-OA5**

**Realized Loss Detail**

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</u>
Current Period Realized Losses	0.00	0.00	0.00	0.00
Cumulative Realized Losses	0.00	0.00	0.00	0.00
Total Liquidated Loan Balance	0.00	0.00	0.00	0.00
Total Liquidated Proceeds	0.00	0.00	0.00	0.00
Subsequent Recoveries	0.00	0.00	0.00	0.00

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



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-OA5**  
**Mortgage Pass-Through Certificates, Series 2006-OA5**

<b>Credit Enhancements</b>
----------------------------

**Overcollateralization Details**

*Pursuant to Aggregate Loan Group I*

OC Amount Beginning	5,672,652.69
OC Floor	5,673,093.76
OC Target Amount	5,673,093.76
Group Excess Cashflow	11,332.73
OC Amount Ending	5,673,093.76

*Pursuant to Aggregate Loan Group II*

OC Amount Beginning	1,182,295.44
OC Floor	1,182,766.48
OC Target Amount	1,182,766.48
Group Excess Cashflow	3,256.53
OC Amount Ending	1,182,766.48

**Trigger Events**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Group III</b></u>
Rolling Sixty-Day Delinq Rate	0.00000%	0.00000%	0.00000%
Delinquency Trigger Event	NO	NO	NO
Cumulative Loss Rate	0.00000%	0.00000%	0.00000%
Cumulative Loss Trigger Event	NO	NO	NO
Trigger Event	NO	NO	NO
Stepdown Date	NO	NO	NO



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-OA5**  
**Mortgage Pass-Through Certificates, Series 2006-OA5**

**Subordination**

**Credit Support**

	<b><u>Original</u></b>	<b><u>Current</u></b>
Class A	1,238,493,500.00	1,231,939,388.71
Class A Percentage	90.777513%	90.732995%
Class 1M1	32,450,000.00	32,450,000.00
Class 1M1 Percentage	2.378479%	2.389960%
Class 1M2	19,834,000.00	19,834,000.00
Class 1M2 Percentage	1.453767%	1.460785%
Class 1M3	8,559,000.00	8,559,000.00
Class 1M3 Percentage	0.627347%	0.630375%
Class 1M4	15,842,000.00	15,842,000.00
Class 1M4 Percentage	1.161167%	1.166772%
Class 1M5	5,688,000.00	5,688,000.00
Class 1M5 Percentage	0.416912%	0.418924%
Class 1M6	9,078,000.00	9,078,000.00
Class 1M6 Percentage	0.665388%	0.668600%
Class 1M7	5,673,000.00	5,673,000.00
Class 1M7 Percentage	0.415812%	0.417819%
Class 2M1	15,631,000.00	15,631,000.00
Class 2M1 Percentage	1.145701%	1.151232%
Class 2M2	6,090,000.00	6,090,000.00
Class 2M2 Percentage	0.446377%	0.448532%
Class 2M3	1,561,000.00	1,561,000.00
Class 2M3 Percentage	0.114416%	0.114968%
Class 2M4	1,089,000.00	1,089,000.00
Class 2M4 Percentage	0.079820%	0.080205%
Class 2M5	1,443,000.00	1,443,000.00
Class 2M5 Percentage	0.105767%	0.106278%
Class 2M6	1,206,000.00	1,206,000.00





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-OA5**  
**Mortgage Pass-Through Certificates, Series 2006-OA5**

**Credit Support**

Class 2M6 Percentage

Class 2M7

Class 2M7 Percentage

**Original**

**Current**

0.088396%

0.088823%

1,680,000.00

1,680,000.00

0.123138%

0.123733%



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-OA5**  
**Mortgage Pass-Through Certificates, Series 2006-OA5**

**Group I**

<u>Issuance Face</u>		<u>Number of Items</u>	<u>Percent of Items</u>	<u>Principal Balance</u>	<u>Percent of Balance</u>
< =	0.00	0	0.000	0.00	0.000
0.00	- 100,000.00	16	1.088	1,398,626.02	0.200
100,000.00	- 200,000.00	169	11.497	26,665,448.61	3.821
200,000.00	- 300,000.00	268	18.231	67,263,017.90	9.638
300,000.00	- 400,000.00	223	15.170	78,675,379.27	11.273
400,000.00	- 500,000.00	246	16.735	111,890,627.92	16.033
500,000.00	- 600,000.00	204	13.878	110,940,816.58	15.896
600,000.00	- 700,000.00	116	7.891	74,898,363.44	10.732
700,000.00	- 800,000.00	59	4.014	44,343,346.85	6.354
800,000.00	- 900,000.00	44	2.993	37,511,049.27	5.375
900,000.00	- 1,000,000.00	56	3.810	53,825,625.97	7.713
1,000,000.00	- 1,100,000.00	13	0.884	13,970,581.83	2.002
1,100,000.00	- 1,200,000.00	13	0.884	15,139,792.88	2.169
1,200,000.00	- 1,300,000.00	9	0.612	11,253,009.44	1.612
1,300,000.00	- 1,400,000.00	15	1.020	20,445,497.51	2.930
1,400,000.00	- 1,500,000.00	15	1.020	21,928,702.03	3.142
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	1	0.068	1,771,169.62	0.254
1,800,000.00	- 1,900,000.00	0	0.000	0.00	0.000
1,900,000.00	- 2,000,000.00	3	0.204	5,976,184.68	0.856
>	2,000,000.00	0	0.000	0.00	0.000
<b>Wgt Ave / Total:</b>		<b>1470</b>	<b>100.000</b>	<b>697,897,239.82</b>	<b>100.000</b>

**Group II**

<u>Issuance Face</u>		<u>Number of Items</u>	<u>Percent of Items</u>	<u>Principal Balance</u>	<u>Percent of Balance</u>
< =	0.00	0	0.000	0.00	0.000
0.00	- 100,000.00	38	3.094	2,935,603.26	0.680
100,000.00	- 200,000.00	240	19.544	37,408,905.37	8.668
200,000.00	- 300,000.00	313	25.489	78,304,179.98	18.144
300,000.00	- 400,000.00	271	22.068	95,397,094.73	22.105
400,000.00	- 500,000.00	141	11.482	63,073,480.85	14.615
500,000.00	- 600,000.00	103	8.388	56,224,030.03	13.028
600,000.00	- 700,000.00	53	4.316	34,116,384.28	7.905



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-OA5**  
**Mortgage Pass-Through Certificates, Series 2006-OA5**

<u>Issuance Face</u>		<u>Number of Items</u>	<u>Percent of Items</u>	<u>Principal Balance</u>	<u>Percent of Balance</u>
700,000.00	- 800,000.00	30	2.443	22,462,354.91	5.205
800,000.00	- 900,000.00	11	0.896	9,541,424.07	2.211
900,000.00	- 1,000,000.00	13	1.059	12,473,155.57	2.890
1,000,000.00	- 1,100,000.00	1	0.081	1,010,271.29	0.234
1,100,000.00	- 1,200,000.00	3	0.244	3,512,954.25	0.814
1,200,000.00	- 1,300,000.00	4	0.326	4,935,814.51	1.144
1,300,000.00	- 1,400,000.00	4	0.326	5,412,343.15	1.254
1,400,000.00	- 1,500,000.00	2	0.163	2,925,779.00	0.678
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	1	0.081	1,832,639.42	0.425
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
<b>Wgt Ave / Total:</b>		<b>1228</b>	<b>100.000</b>	<b>431,566,414.67</b>	<b>100.000</b>

**Group III**

<u>Issuance Face</u>		<u>Number of Items</u>	<u>Percent of Items</u>	<u>Principal Balance</u>	<u>Percent of Balance</u>
< =	0.00	0	0.000	0.00	0.000
0.00	- 100,000.00	25	4.006	1,982,960.00	0.843
100,000.00	- 200,000.00	116	18.590	18,076,474.13	7.687
200,000.00	- 300,000.00	156	25.000	38,744,150.81	16.476
300,000.00	- 400,000.00	125	20.032	43,544,497.98	18.517
400,000.00	- 500,000.00	79	12.660	35,543,319.14	15.115
500,000.00	- 600,000.00	41	6.571	22,451,672.66	9.548
600,000.00	- 700,000.00	23	3.686	14,807,782.27	6.297
700,000.00	- 800,000.00	16	2.564	12,002,607.35	5.104
800,000.00	- 900,000.00	7	1.122	5,975,429.57	2.541
900,000.00	- 1,000,000.00	13	2.083	12,456,176.00	5.297
1,000,000.00	- 1,100,000.00	5	0.801	5,187,980.21	2.206
1,100,000.00	- 1,200,000.00	8	1.282	9,191,672.84	3.909
1,200,000.00	- 1,300,000.00	2	0.321	2,508,586.12	1.067
1,300,000.00	- 1,400,000.00	1	0.160	1,375,301.73	0.585
1,400,000.00	- 1,500,000.00	4	0.641	5,922,898.83	2.519
1,500,000.00	- 1,600,000.00	1	0.160	1,531,718.51	0.651
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	1	0.160	1,851,966.31	0.788



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-OA5**  
**Mortgage Pass-Through Certificates, Series 2006-OA5**

<u>Issuance Face</u>	<u>Number of Items</u>	<u>Percent of Items</u>	<u>Principal Balance</u>	<u>Percent of Balance</u>
1,900,000.00 - 2,000,000.00	1	0.160	2,000,000.00	0.851
> 2,000,000.00	0	0.000	0.00	0.000
<b>Wgt Ave / Total:</b>	<b>624</b>	<b>100.000</b>	<b>235,155,194.46</b>	<b>100.000</b>

**Group I**

<u>Issuance Coupon</u>	<u>Number of Items</u>	<u>Percent of Items</u>	<u>Principal Balance</u>	<u>Percent of Balance</u>
<= 0.0	0	0.000	0.00	0.000
0.0 - 0.5	0	0.000	0.00	0.000
0.5 - 1.0	316	21.497	181,899,692.66	26.064
1.0 - 1.5	396	26.939	174,578,427.30	25.015
1.5 - 2.0	184	12.517	88,753,317.37	12.717
2.0 - 2.5	71	4.830	27,624,793.65	3.958
2.5 - 3.0	39	2.653	10,689,757.26	1.532
3.0 - 3.5	18	1.224	5,204,596.54	0.746
3.5 - 4.0	8	0.544	2,058,359.82	0.295
4.0 - 4.5	7	0.476	1,675,878.50	0.240
4.5 - 5.0	1	0.068	215,728.24	0.031
5.0 - 5.5	2	0.136	893,079.09	0.128
5.5 - 6.0	10	0.680	5,376,947.03	0.770
6.0 - 6.5	50	3.401	25,761,234.78	3.691
6.5 - 7.0	238	16.190	120,422,305.28	17.255
7.0 - 7.5	47	3.197	19,338,986.20	2.771
7.5 - 8.0	77	5.238	31,759,493.02	4.551
8.0 - 8.5	6	0.408	1,644,643.08	0.236
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	0	0.000	0.00	0.000
<b>Wgt Ave / Total:</b>	<b>1470</b>	<b>100.000</b>	<b>697,897,239.82</b>	<b>100.000</b>

**Group II**



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-OA5**  
**Mortgage Pass-Through Certificates, Series 2006-OA5**

<u>Issuance Coupon</u>		<u>Number of Items</u>	<u>Percent of Items</u>	<u>Principal Balance</u>	<u>Percent of Balance</u>
<=	0.0	0	0.000	0.00	0.000
0.0	-	0	0.000	0.00	0.000
0.5	-	222	18.078	85,385,946.99	19.785
1.0	-	410	33.388	151,203,474.13	35.036
1.5	-	195	15.879	67,752,215.71	15.699
2.0	-	107	8.713	30,424,183.82	7.050
2.5	-	63	5.130	18,982,669.39	4.399
3.0	-	18	1.466	3,132,912.98	0.726
3.5	-	7	0.570	1,618,389.79	0.375
4.0	-	10	0.814	2,283,393.77	0.529
4.5	-	1	0.081	220,530.18	0.051
5.0	-	1	0.081	104,380.14	0.024
5.5	-	1	0.081	220,830.41	0.051
6.0	-	6	0.489	2,756,596.65	0.639
6.5	-	35	2.850	11,700,406.82	2.711
7.0	-	96	7.818	36,085,764.21	8.362
7.5	-	51	4.153	18,067,278.84	4.186
8.0	-	3	0.244	1,046,254.38	0.242
8.5	-	2	0.163	581,186.46	0.135
9.0	-	0	0.000	0.00	0.000
9.5	-	0	0.000	0.00	0.000
>	10.0	0	0.000	0.00	0.000
<b>Wgt Ave / Total:</b>		<b>1228</b>	<b>100.000</b>	<b>431,566,414.67</b>	<b>100.000</b>

**Group III**

<u>Issuance Coupon</u>		<u>Number of Items</u>	<u>Percent of Items</u>	<u>Principal Balance</u>	<u>Percent of Balance</u>
<=	0.0	0	0.000	0.00	0.000
0.0	-	0	0.000	0.00	0.000
0.5	-	78	12.500	29,747,188.59	12.650
1.0	-	119	19.071	44,536,910.69	18.939
1.5	-	56	8.974	25,748,476.52	10.950
2.0	-	51	8.173	17,788,379.61	7.565
2.5	-	20	3.205	4,722,696.17	2.008
3.0	-	10	1.603	1,982,106.77	0.843
3.5	-	5	0.801	1,168,884.73	0.497
4.0	-	3	0.481	862,516.09	0.367
4.5	-	1	0.160	390,014.19	0.166
5.0	-	2	0.321	205,882.71	0.088



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-OA5**  
**Mortgage Pass-Through Certificates, Series 2006-OA5**

<u>Issuance Coupon</u>			Number of Items	Percent of Items	Principal Balance	Percent of Balance
5.5	-	6.0	2	0.321	1,056,975.10	0.449
6.0	-	6.5	13	2.083	7,044,255.86	2.996
6.5	-	7.0	105	16.827	39,285,718.05	16.706
7.0	-	7.5	137	21.955	52,039,017.12	22.130
7.5	-	8.0	17	2.724	6,699,335.76	2.849
8.0	-	8.5	4	0.641	1,381,252.45	0.587
8.5	-	9.0	1	0.160	495,584.05	0.211
9.0	-	9.5	0	0.000	0.00	0.000
9.5	-	10.0	0	0.000	0.00	0.000
>		10.0	0	0.000	0.00	0.000
<b>Wgt Ave / Total:</b>			<b>624</b>	<b>100.000</b>	<b>235,155,194.46</b>	<b>100.000</b>

**Group I**

<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	1228	83.537	586,250,639.84	84.002
>		360	242	16.463	111,646,599.98	15.998
<b>Wgt Ave / Total:</b>			<b>1470</b>	<b>100.000</b>	<b>697,897,239.82</b>	<b>100.000</b>

**Group II**

<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	949	77.280	322,261,611.92	74.673
>		360	279	22.720	109,304,802.75	25.327
<b>Wgt Ave / Total:</b>			<b>1228</b>	<b>100.000</b>	<b>431,566,414.67</b>	<b>100.000</b>

**Group III**



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-OA5**  
**Mortgage Pass-Through Certificates, Series 2006-OA5**

<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	436	69.872	163,643,026.86	69.589
>	360	188	30.128	71,512,167.60	30.411
<b>Wgt Ave / Total:</b>		<b>624</b>	<b>100.000</b>	<b>235,155,194.46</b>	<b>100.000</b>