



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
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	373,865,797.23	5.159380	10,863,385.65	1,607,429.76	12,470,815.41	0.00	363,002,411.58	0.00
1A2	126694M70	Senior	Var-Act/360	186,932,898.61	5.259380	5,431,692.82	819,292.62	6,250,985.45	0.00	181,501,205.79	0.00
1A3	126694M88	Senior	Var-Act/360	62,311,616.69	5.329380	1,810,583.18	276,735.24	2,087,318.41	0.00	60,501,033.51	0.00
2A1	126694M96	Senior	Var-Act/360	234,460,197.22	5.159380	417,433.07	1,008,057.71	1,425,490.78	0.00	234,042,764.15	0.00
2A2	126694N20	Senior	Var-Act/360	117,229,601.71	5.259380	208,715.65	513,795.85	722,511.50	0.00	117,020,886.06	0.00
2A3	126694N38	Senior	Var-Act/360	39,076,865.17	5.329380	69,572.47	173,546.22	243,118.69	0.00	39,007,292.70	0.00
3A1	126694N46	Senior	Var-Act/360	120,856,306.39	5.159380	2,615,867.71	519,619.68	3,135,487.39	0.00	118,240,438.67	0.00
3A2	126694N53	Senior	Var-Act/360	60,427,665.88	5.259380	1,307,923.31	264,843.38	1,572,766.69	0.00	59,119,742.57	0.00
3A3	126694N61	Senior	Var-Act/360	20,142,555.29	5.329380	435,974.44	89,456.11	525,430.55	0.00	19,706,580.86	0.00
X	126694N79	Strip IO	Var-30/360	390,766,664.10	1.502258	0.00	489,193.71	489,193.71	0.00	390,070,942.91	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	0.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00
C1	126694Q92	Residual	Var-Act/360	5,673,093.76	184.897847	0.00	874,119.02	874,119.02	0.00	5,673,093.76	0.00
C2	126694R26	Residual	Var-Act/360	1,182,766.48	265.606307	0.00	261,791.86	261,791.86	0.00	1,182,766.48	0.00
P1	126694R67	Prepay Penalties	Var-Act/360	100.00	0.000000	0.00	21,515.42	21,515.42	0.00	100.00	0.00
P2	126694R34	Prepay Penalties	Var-Act/360	100.00	0.000000	0.00	31,209.53	31,209.53	0.00	100.00	0.00
P3	126694R42	Prepay Penalties	Var-Act/360	100.00	0.000000	0.00	13,797.61	13,797.61	0.00	100.00	0.00
1M1	126694N95	Subordinate	Var-Act/360	32,450,000.00	5.459380	0.00	147,630.73	147,630.73	0.00	32,450,000.00	0.00
1M2	126694P28	Subordinate	Var-Act/360	19,834,000.00	5.509380	0.00	91,060.87	91,060.87	0.00	19,834,000.00	0.00
1M3	126694P36	Subordinate	Var-Act/360	8,559,000.00	5.609380	0.00	40,008.90	40,008.90	0.00	8,559,000.00	0.00
1M4	126694P44	Subordinate	Var-Act/360	15,842,000.00	6.009380	0.00	79,333.83	79,333.83	0.00	15,842,000.00	0.00
1M5	126694P51	Subordinate	Var-Act/360	5,688,000.00	6.159380	0.00	29,195.46	29,195.46	0.00	5,688,000.00	0.00
1M6	126694P69	Subordinate	Var-Act/360	9,078,000.00	6.705709	0.00	54,917.21	54,917.21	0.00	9,078,000.00	0.00
1M7	126694P77	Subordinate	Var-Act/360	5,673,000.00	6.705709	0.00	36,682.47	36,682.47	0.00	5,673,000.00	0.00
2M1	126694P93	Subordinate	Var-Act/360	15,631,000.00	5.609380	0.00	73,066.85	73,066.85	0.00	15,631,000.00	0.00
2M2	126694Q27	Subordinate	Var-Act/360	6,090,000.00	5.759380	0.00	29,228.85	29,228.85	0.00	6,090,000.00	0.00
2M3	126694Q35	Subordinate	Var-Act/360	1,561,000.00	5.909380	0.00	7,687.12	7,687.12	0.00	1,561,000.00	0.00
2M4	126694Q43	Subordinate	Var-Act/360	1,089,000.00	6.643827	0.00	6,542.51	6,542.51	0.00	1,089,000.00	0.00
2M5	126694Q50	Subordinate	Var-Act/360	1,443,000.00	6.643827	0.00	9,270.53	9,270.53	0.00	1,443,000.00	0.00
2M6	126694Q68	Subordinate	Var-Act/360	1,206,000.00	6.643827	0.00	7,999.18	7,999.18	0.00	1,206,000.00	0.00
2M7	126694Q76	Subordinate	Var-Act/360	1,680,000.00	6.643827	0.00	11,143.13	11,143.13	0.00	1,680,000.00	0.00
Totals				1,341,127,904.19		23,161,148.30	7,588,171.36	30,749,319.66	0.00	1,317,966,755.89	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
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	373,865,797.23	10,863,385.65	10,863,385.65	0.00	0.00	363,002,411.58	0.94737141822
1A2	126694M70	191,584,000.00	186,932,898.61	5,431,692.82	5,431,692.82	0.00	0.00	181,501,205.79	0.94737141822
1A3	126694M88	63,862,000.00	62,311,616.69	1,810,583.18	1,810,583.18	0.00	0.00	60,501,033.51	0.94737141822
2A1	126694M96	235,925,000.00	234,460,197.22	417,433.07	417,433.07	0.00	0.00	234,042,764.15	0.99202188895
2A2	126694N20	117,962,000.00	117,229,601.71	208,715.65	208,715.65	0.00	0.00	117,020,886.06	0.99202188895
2A3	126694N38	39,321,000.00	39,076,865.17	69,572.47	69,572.47	0.00	0.00	39,007,292.70	0.99202188895
3A1	126694N46	124,003,000.00	120,856,306.39	2,615,867.71	2,615,867.71	0.00	0.00	118,240,438.67	0.95352885554
3A2	126694N53	62,001,000.00	60,427,665.88	1,307,923.31	1,307,923.31	0.00	0.00	59,119,742.57	0.95352885554
3A3	126694N61	20,667,000.00	20,142,555.29	435,974.44	435,974.44	0.00	0.00	19,706,580.86	0.95352885554
X	126694N79	393,208,000.00	390,766,664.10	0.00	0.00	0.00	0.00	390,070,942.91	0.99202188895
RX	126694R59	100.00	100.00	0.00	0.00	0.00	0.00	100.00	1.00000000000
AR	126694N87	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000000
C1	126694Q92	5,672,653.00	5,673,093.76	0.00	0.00	0.00	0.00	5,673,093.76	1.00007769970
C2	126694R26	1,182,295.00	1,182,766.48	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	1,341,127,904.19	23,161,148.30	23,161,148.30	0.00	0.00	1,317,966,755.89	



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
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	373,865,797.23	5.159380	1,607,429.76	0.00	1,607,429.76	0.00	0.00	1,607,429.76	0.00
1A2	186,932,898.61	5.259380	819,292.62	0.00	819,292.62	0.00	0.00	819,292.62	0.00
1A3	62,311,616.69	5.329380	276,735.24	0.00	276,735.24	0.00	0.00	276,735.24	0.00
2A1	234,460,197.22	5.159380	1,008,057.71	0.00	1,008,057.71	0.00	0.00	1,008,057.71	0.00
2A2	117,229,601.71	5.259380	513,795.85	0.00	513,795.85	0.00	0.00	513,795.85	0.00
2A3	39,076,865.17	5.329380	173,546.22	0.00	173,546.22	0.00	0.00	173,546.22	0.00
3A1	120,856,306.39	5.159380	519,619.68	0.00	519,619.68	0.00	0.00	519,619.68	0.00
3A2	60,427,665.88	5.259380	264,843.38	0.00	264,843.38	0.00	0.00	264,843.38	0.00
3A3	20,142,555.29	5.329380	89,456.11	0.00	89,456.11	0.00	0.00	89,456.11	0.00
X	390,766,664.10	1.502258	489,193.71	0.00	489,193.71	0.00	0.00	489,193.71	0.00
RX	100.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
AR	0.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C1	5,673,093.76	184.897847	874,119.02	0.00	874,119.02	0.00	0.00	874,119.02	0.00
C2	1,182,766.48	265.606307	261,791.86	0.00	261,791.86	0.00	0.00	261,791.86	0.00
P1	100.00	0.000000	0.00	0.00	0.00	0.00	0.00	21,515.42	0.00
P2	100.00	0.000000	0.00	0.00	0.00	0.00	0.00	31,209.53	0.00
P3	100.00	0.000000	0.00	0.00	0.00	0.00	0.00	13,797.61	0.00
1M1	32,450,000.00	5.459380	147,630.73	0.00	147,630.73	0.00	0.00	147,630.73	0.00
1M2	19,834,000.00	5.509380	91,060.87	0.00	91,060.87	0.00	0.00	91,060.87	0.00
1M3	8,559,000.00	5.609380	40,008.90	0.00	40,008.90	0.00	0.00	40,008.90	0.00
1M4	15,842,000.00	6.009380	79,333.83	0.00	79,333.83	0.00	0.00	79,333.83	0.00
1M5	5,688,000.00	6.159380	29,195.46	0.00	29,195.46	0.00	0.00	29,195.46	0.00
1M6	9,078,000.00	6.705709	50,728.69	0.00	50,728.69	4,188.52	0.00	54,917.21	0.00
1M7	5,673,000.00	6.705709	31,701.24	0.00	31,701.24	4,981.23	0.00	36,682.47	0.00
2M1	15,631,000.00	5.609380	73,066.85	0.00	73,066.85	0.00	0.00	73,066.85	0.00
2M2	6,090,000.00	5.759380	29,228.85	0.00	29,228.85	0.00	0.00	29,228.85	0.00
2M3	1,561,000.00	5.909380	7,687.12	0.00	7,687.12	0.00	0.00	7,687.12	0.00
2M4	1,089,000.00	6.643827	6,029.27	0.00	6,029.27	513.24	0.00	6,542.51	0.00
2M5	1,443,000.00	6.643827	7,989.20	0.00	7,989.20	1,281.33	0.00	9,270.53	0.00
2M6	1,206,000.00	6.643827	6,677.05	0.00	6,677.05	1,322.13	0.00	7,999.18	0.00
2M7	1,680,000.00	6.643827	9,301.36	0.00	9,301.36	1,841.77	0.00	11,143.13	0.00
Totals	1,341,127,904.19		7,507,520.58	0.00	7,507,520.58	14,128.22	0.00	7,588,171.36	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
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	975.722913256	28.351495035	4.195104403	947.371418221	5.159380
1A2	126694M70	191,584,000.00	975.722913256	28.351495035	4.276414646	947.371418221	5.259380
1A3	126694M88	63,862,000.00	975.722913256	28.351495035	4.333331816	947.371418221	5.329380
2A1	126694M96	235,925,000.00	993.791235429	1.769346478	4.272788854	992.021888951	5.159380
2A2	126694N20	117,962,000.00	993.791235429	1.769346478	4.355604790	992.021888951	5.259380
2A3	126694N38	39,321,000.00	993.791235429	1.769346478	4.413575945	992.021888951	5.329380
3A1	126694N46	124,003,000.00	974.624052541	21.095197004	4.190379870	953.528855538	5.159380
3A2	126694N53	62,001,000.00	974.624052541	21.095197004	4.271598541	953.528855538	5.259380
3A3	126694N61	20,667,000.00	974.624052541	21.095197004	4.328451611	953.528855538	5.329380
X	126694N79	393,208,000.00	993.791235429	0.000000000	1.244109253	992.021888951	1.502258
RX	126694R59	100.00	1,000.000000000	0.000000000	0.000000000	1,000.000000000	0.000000
AR	126694N87	100.00	0.000000000	0.000000000	0.000000000	0.000000000	0.000000
C1	126694Q92	5,672,653.00	1,000.077699702	0.000000000	154.093511001	1,000.077699702	184.897847
C2	126694R26	1,182,295.00	1,000.398781353	0.000000000	221.426855257	1,000.398781353	265.606307
P1	126694R67	100.00	1,000.000000000	0.000000000	215,154.200000000	1,000.000000000	0.000000
P2	126694R34	100.00	1,000.000000000	0.000000000	312,095.300000000	1,000.000000000	0.000000
P3	126694R42	100.00	1,000.000000000	0.000000000	137,976.100000000	1,000.000000000	0.000000
1M1	126694N95	32,450,000.00	1,000.000000000	0.000000000	4.549483333	1,000.000000000	5.459380
1M2	126694P28	19,834,000.00	1,000.000000000	0.000000000	4.591150000	1,000.000000000	5.509380
1M3	126694P36	8,559,000.00	1,000.000000000	0.000000000	4.674483333	1,000.000000000	5.609380
1M4	126694P44	15,842,000.00	1,000.000000000	0.000000000	5.007816667	1,000.000000000	6.009380
1M5	126694P51	5,688,000.00	1,000.000000000	0.000000000	5.132816667	1,000.000000000	6.159380
1M6	126694P69	9,078,000.00	1,000.000000000	0.000000000	6.049483333	1,000.000000000	6.705709
1M7	126694P77	5,673,000.00	1,000.000000000	0.000000000	6.466150000	1,000.000000000	6.705709
2M1	126694P93	15,631,000.00	1,000.000000000	0.000000000	4.674483333	1,000.000000000	5.609380
2M2	126694Q27	6,090,000.00	1,000.000000000	0.000000000	4.799483333	1,000.000000000	5.759380
2M3	126694Q35	1,561,000.00	1,000.000000000	0.000000000	4.924483333	1,000.000000000	5.909380
2M4	126694Q43	1,089,000.00	1,000.000000000	0.000000000	6.007816667	1,000.000000000	6.643827
2M5	126694Q50	1,443,000.00	1,000.000000000	0.000000000	6.424483333	1,000.000000000	6.643827
2M6	126694Q68	1,206,000.00	1,000.000000000	0.000000000	6.632816667	1,000.000000000	6.643827
2M7	126694Q76	1,680,000.00	1,000.000000000	0.000000000	6.632816667	1,000.000000000	6.643827
Totals		1,364,317,500.00	983.002786514	16.976362394	5.561880838	966.026424120	



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
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
Mortgage Pass-Through Certificates, Series 2006-OA5

Pool Level Data

Distribution Date		5/25/06
Cut-off Date		2/ 1/06
Record Date		4/28/06
Determination Date		5/22/06
LIBOR Determination Date		4/21/06
Accrual Period 30/360	Begin	4/ 1/06
	End	5/ 1/06
Number of Days in 30/360 Accrual Period		30
Accrual Period Actual Days	Begin	4/25/06
	End	5/25/06
Number of Days in Actual Accrual Period		30

Additional Interest Rate Details

Libor Rate	4.9593800%
Group 1 Net Funds Cap	6.6097010%
Group 2 Net Funds Cap	6.8616383%
Group 3 Net Funds Cap	6.6438273%
Aggregate Loan Group I, Subordinate Net Funds Cap	6.7057090%

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
Mortgage Pass-Through Certificates, Series 2006-OA5

Current Mortgage Loan Details

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</u>
Beginning Aggregate Loan Count	1,448	1,219	616	3,283
Loans Paid Off or otherwise removed pursuant to the PSA	<u>34</u>	<u>6</u>	<u>10</u>	<u>50</u>
Ending Aggregate Loan Count	1,414	1,213	606	3,233
Beginning Pool Stated Principal Balance	686,733,601.76	429,940,468.63	231,309,294.04	1,347,983,364.43
Scheduled Principal	64,378.44	18,373.31	30,259.51	113,011.26
Negative Amortization	-1,776,408.08	-1,178,232.10	-618,108.46	-3,572,748.64
Unscheduled Principal	19,817,691.29	1,855,579.98	4,947,614.41	26,620,885.68
Realized Principal Losses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Ending Pool Stated Principal Balance	668,627,940.11	429,244,747.44	226,949,528.58	1,324,822,216.13
Beginning Weighted Average Mortgage Rate	7.00401%	7.26072%	7.04632%	
Beginning Weighted Average Net Mortgage Rate	6.60970%	6.86164%	6.64383%	
Ending Weighted Average Mortgage Rate	7.00970%	7.26068%	7.02803%	
Ending Weighted Average Net Mortgage Rate	6.61509%	6.86155%	6.62514%	
Beginning Weighted Average Remaining Term to Maturity	376	387	393	
Ending Weighted Average Remaining Term to Maturity	376	386	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
Mortgage Pass-Through Certificates, Series 2006-OA5

Servicer Remittance Summary

Interest Remittance Amount

	Group I	Group II	Group III	Total
Scheduled Interest	3,998,621.10	2,599,967.15	1,353,427.01	7,952,015.25
Less: Servicing Fees	-214,604.25	-134,356.40	-72,284.15	-421,244.80
Less: Mortgage Insurance Premium (LPMI)	-5,901.04	-5,402.70	-3,565.40	-14,869.14
Liquidation Interest Proceeds	0.00	0.00	0.00	0.00
Compensating Interest	9,621.09	1,429.72	4,806.57	15,857.37
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	3,787,736.90	2,461,637.77	1,282,384.02	7,531,758.69

Principal Remittance Amount

	Group I	Group II	Group III	Total
Scheduled Principal	64,378.44	18,373.31	30,259.51	113,011.26
Negative Amortization	-1,776,408.08	-1,178,232.10	-618,108.46	-3,572,748.64
Curtailment Principal	19,901.42	140,309.44	118,286.76	278,497.62
Paid in Full Principal	19,797,789.87	1,715,270.54	4,829,327.65	26,342,388.06
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	<u>18,105,661.65</u>	<u>695,721.19</u>	<u>4,359,765.46</u>	<u>23,161,148.30</u>
Total Remittance	21,893,398.55	3,157,358.96	5,642,149.48	30,692,906.99



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
Mortgage Pass-Through Certificates, Series 2006-OA5

Amounts Distributable to the Certificates

Pursuant to Aggregate Loan Group I

Principal Remittance Amount	18,801,382.84
Interest Remittance	6,249,374.85
Less: Trustee Fee	<u>8,375.06</u>
Interest Funds	6,240,999.80

Pursuant to Aggregate Loan Group II

Principal Remittance Amount	4,359,765.46
Interest Remittance	1,282,384.00
Less: Trustee Fee	<u>1,734.82</u>
Interest Funds	1,280,649.18

Servicer Advances

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</u>
Principal Advances	-58,508.98	-43,983.97	-6,643.65	-109,136.60
Interest Advances	133,215.92	91,380.45	20,436.93	245,033.30
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	74,706.94	47,396.48	13,793.28	135,896.70



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
Mortgage Pass-Through Certificates, Series 2006-OA5

Fees of the Trust

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</u>
Gross Master Servicing Fee	214,604.25	134,356.40	72,284.15	421,244.80
Net Master Servicing Fee	204,983.16	132,926.68	67,477.59	405,387.43
Trustee Fee	5,150.50	3,224.55	1,734.82	10,109.88
Mortgage Insurance Premium (LPMI)	<u>5,901.04</u>	<u>5,402.70</u>	<u>3,565.40</u>	<u>14,869.14</u>
Total Net Loan Fees	210,133.66	136,151.23	69,212.41	415,497.30

Mortgage Prepayment Details

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</u>
Principal Balance of Loans Paid in Full	19,797,789.87	1,715,270.54	4,829,327.65	26,342,388.06
Prepayment Interest Excess	0.00	0.00	0.00	0.00
Prepayment Interest Shortfall	9,621.09	1,429.72	4,806.57	15,857.37
Compensating Interest	9,621.09	1,429.72	4,806.57	15,857.37
Non-Supported Prepayment Interest Shortfall	0.00	0.00	0.00	0.00
Prepayment Charges	21,515.42	31,209.53	13,797.61	66,522.56
CPR %	29.567%	5.045%	22.802%	
SMM %	2.879%	0.430%	2.134%	

Loan Substitution

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</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
Mortgage Pass-Through Certificates, Series 2006-OA5

Trust Accounts

Certificate Account

		Group I	Group II	Group III	Total
	Beginning Balance	0.00	0.00	0.00	0.00
Deposits	Principal Remittance	18,105,661.65	695,721.19	4,359,765.46	23,161,148.30
	Interest Remittance	3,787,736.90	2,461,637.77	1,282,384.02	7,531,758.69
	Prepayment Charges	<u>21,515.42</u>	<u>31,209.53</u>	<u>13,797.61</u>	<u>66,522.56</u>
	Total Deposits	21,914,913.97	3,188,568.49	5,655,947.09	30,759,429.55
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>21,914,913.97</u>	<u>3,188,568.49</u>	<u>5,655,947.09</u>	<u>30,759,429.55</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	30,759,429.55
Withdrawals	To the trustee, the Trustee Fee	10,109.88
	Payment of Prepayment Penalties to P Classes	66,522.56
	Principal and Interest Payments	30,682,797.28
	To Terminate the Distribution Account	<u>0.00</u>
	Total Withdrawals	30,759,429.71
	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
Mortgage Pass-Through Certificates, Series 2006-OA5

Carryover Reserve Account

	Beginning Balance	1,000.00
Deposits	Excess Cashflow, to pay shortfalls	14,128.22
Withdrawals	Month 1 NRC Payment	0.00
	To Pay Interest Shortfalls	14,128.22
	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
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	33	2.33380%	18,951,958.93	2.83446%	5	0.35361%	1,928,363.09	0.28841%	2	0.14144%	1,565,329.07	0.23411%
Group 2	34	2.80297%	12,696,737.11	2.95792%	4	0.32976%	1,957,949.11	0.45614%	0	0.00000%	0.00	0.00000%
Group 3	8	1.32013%	3,889,654.15	1.71389%	1	0.16502%	194,449.37	0.08568%	0	0.00000%	0.00	0.00000%
Total	75	2.31983%	35,538,350.19	2.68250%	10	0.30931%	4,080,761.57	0.30802%	2	0.06186%	1,565,329.07	0.11815%

	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%
Total	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%



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
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
Mortgage Pass-Through Certificates, Series 2006-OA5

Credit Enhancements

Overcollateralization Details

Pursuant to Aggregate Loan Group I

OC Amount Beginning	5,673,093.76
OC Floor	5,673,093.76
OC Target Amount	5,673,093.76
Group Excess Cashflow	883,288.77
OC Amount Ending	5,673,093.76

Pursuant to Aggregate Loan Group II

OC Amount Beginning	1,182,766.48
OC Floor	1,182,766.48
OC Target Amount	1,182,766.48
Group Excess Cashflow	266,750.33
OC Amount Ending	1,182,766.48

Trigger Events

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>
Rolling Sixty-Day Delinq Rate	0.21212%	0.02856%	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
Mortgage Pass-Through Certificates, Series 2006-OA5

Subordination

Credit Support

	<u>Original</u>	<u>Current</u>
Class A	1,238,493,500.00	1,192,142,755.89
Class A Percentage	90.777513%	90.453173%
Class 1M1	32,450,000.00	32,450,000.00
Class 1M1 Percentage	2.378479%	2.462126%
Class 1M2	19,834,000.00	19,834,000.00
Class 1M2 Percentage	1.453767%	1.504894%
Class 1M3	8,559,000.00	8,559,000.00
Class 1M3 Percentage	0.627347%	0.649409%
Class 1M4	15,842,000.00	15,842,000.00
Class 1M4 Percentage	1.161167%	1.202003%
Class 1M5	5,688,000.00	5,688,000.00
Class 1M5 Percentage	0.416912%	0.431574%
Class 1M6	9,078,000.00	9,078,000.00
Class 1M6 Percentage	0.665388%	0.688788%
Class 1M7	5,673,000.00	5,673,000.00
Class 1M7 Percentage	0.415812%	0.430436%
Class 2M1	15,631,000.00	15,631,000.00
Class 2M1 Percentage	1.145701%	1.185993%
Class 2M2	6,090,000.00	6,090,000.00
Class 2M2 Percentage	0.446377%	0.462075%
Class 2M3	1,561,000.00	1,561,000.00
Class 2M3 Percentage	0.114416%	0.118440%
Class 2M4	1,089,000.00	1,089,000.00
Class 2M4 Percentage	0.079820%	0.082627%
Class 2M5	1,443,000.00	1,443,000.00
Class 2M5 Percentage	0.105767%	0.109487%
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
Mortgage Pass-Through Certificates, Series 2006-OA5

Credit Support

Class 2M6 Percentage

Class 2M7

Class 2M7 Percentage

Original

Current

0.088396%

0.091505%

1,680,000.00

1,680,000.00

0.123138%

0.127469%



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
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	1.132	1,401,783.93	0.210
100,000.00	- 200,000.00	167	11.810	26,403,968.27	3.949
200,000.00	- 300,000.00	260	18.388	65,377,429.27	9.778
300,000.00	- 400,000.00	216	15.276	76,332,253.21	11.416
400,000.00	- 500,000.00	235	16.620	107,380,718.55	16.060
500,000.00	- 600,000.00	198	14.003	107,904,515.36	16.138
600,000.00	- 700,000.00	107	7.567	69,173,562.62	10.346
700,000.00	- 800,000.00	56	3.960	42,262,492.64	6.321
800,000.00	- 900,000.00	40	2.829	34,178,811.15	5.112
900,000.00	- 1,000,000.00	54	3.819	52,056,481.86	7.786
1,000,000.00	- 1,100,000.00	11	0.778	11,841,510.44	1.771
1,100,000.00	- 1,200,000.00	12	0.849	14,014,310.96	2.096
1,200,000.00	- 1,300,000.00	8	0.566	9,993,560.34	1.495
1,300,000.00	- 1,400,000.00	15	1.061	20,533,584.33	3.071
1,400,000.00	- 1,500,000.00	15	1.061	22,013,563.63	3.292
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	0.071	1,779,318.82	0.266
1,800,000.00	- 1,900,000.00	0	0.000	0.00	0.000
1,900,000.00	- 2,000,000.00	3	0.212	5,980,074.73	0.894
>	2,000,000.00	0	0.000	0.00	0.000
Wgt Ave / Total:		1414	100.000	668,627,940.11	100.000

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	3.133	2,943,558.73	0.686
100,000.00	- 200,000.00	237	19.538	37,055,161.38	8.633
200,000.00	- 300,000.00	305	25.144	76,632,993.85	17.853
300,000.00	- 400,000.00	268	22.094	94,759,218.61	22.076
400,000.00	- 500,000.00	141	11.624	63,291,772.13	14.745
500,000.00	- 600,000.00	102	8.409	55,910,787.12	13.025
600,000.00	- 700,000.00	53	4.369	34,286,843.10	7.988



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
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	2.473	22,556,256.74	5.255
800,000.00	- 900,000.00	11	0.907	9,583,585.61	2.233
900,000.00	- 1,000,000.00	13	1.072	12,521,612.52	2.917
1,000,000.00	- 1,100,000.00	1	0.082	1,015,822.73	0.237
1,100,000.00	- 1,200,000.00	3	0.247	3,534,383.06	0.823
1,200,000.00	- 1,300,000.00	4	0.330	4,945,789.86	1.152
1,300,000.00	- 1,400,000.00	4	0.330	5,421,241.17	1.263
1,400,000.00	- 1,500,000.00	2	0.165	2,941,932.60	0.685
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	0.082	1,843,788.23	0.430
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:		1213	100.000	429,244,747.44	100.000

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	4.125	1,988,909.24	0.876
100,000.00	- 200,000.00	113	18.647	17,732,866.54	7.814
200,000.00	- 300,000.00	154	25.413	38,349,241.82	16.898
300,000.00	- 400,000.00	117	19.307	40,830,734.46	17.991
400,000.00	- 500,000.00	78	12.871	35,223,892.54	15.521
500,000.00	- 600,000.00	41	6.766	22,538,237.51	9.931
600,000.00	- 700,000.00	23	3.795	14,853,248.61	6.545
700,000.00	- 800,000.00	15	2.475	11,286,646.18	4.973
800,000.00	- 900,000.00	7	1.155	5,987,052.82	2.638
900,000.00	- 1,000,000.00	13	2.145	12,488,065.76	5.503
1,000,000.00	- 1,100,000.00	5	0.825	5,218,256.28	2.299
1,100,000.00	- 1,200,000.00	7	1.155	8,108,180.07	3.573
1,200,000.00	- 1,300,000.00	2	0.330	2,518,603.80	1.110
1,300,000.00	- 1,400,000.00	0	0.000	0.00	0.000
1,400,000.00	- 1,500,000.00	3	0.495	4,460,347.10	1.965
1,500,000.00	- 1,600,000.00	1	0.165	1,529,258.48	0.674
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	0.165	1,831,765.99	0.807



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
Mortgage Pass-Through Certificates, Series 2006-OA5

<u>Issuance Face</u>		Number of Items	Percent of Items	Principal Balance	Percent of Balance
1,900,000.00	- 2,000,000.00	1	0.165	2,004,221.38	0.883
>	2,000,000.00	0	0.000	0.00	0.000
Wgt Ave / Total:		606	100.000	226,949,528.58	100.000

Group I

<u>Issuance Coupon</u>		Number of Items	Percent of Items	Principal Balance	Percent of Balance
<=	0.0	0	0.000	0.00	0.000
0.0	- 0.5	0	0.000	0.00	0.000
0.5	- 1.0	309	21.853	178,354,823.27	26.675
1.0	- 1.5	390	27.581	173,275,244.61	25.915
1.5	- 2.0	169	11.952	77,727,139.41	11.625
2.0	- 2.5	67	4.738	25,737,809.69	3.849
2.5	- 3.0	39	2.758	10,712,787.82	1.602
3.0	- 3.5	17	1.202	4,121,904.83	0.616
3.5	- 4.0	8	0.566	2,059,826.49	0.308
4.0	- 4.5	7	0.495	1,678,721.47	0.251
4.5	- 5.0	1	0.071	215,181.48	0.032
5.0	- 5.5	2	0.141	894,571.96	0.134
5.5	- 6.0	10	0.707	5,389,832.43	0.806
6.0	- 6.5	48	3.395	24,204,818.20	3.620
6.5	- 7.0	218	15.417	111,811,119.22	16.722
7.0	- 7.5	46	3.253	18,833,265.93	2.817
7.5	- 8.0	77	5.446	31,957,178.63	4.780
8.0	- 8.5	6	0.424	1,653,714.67	0.247
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
Wgt Ave / Total:		1414	100.000	668,627,940.11	100.000

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
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	-	0.5	0	0.000	0.00	0.000
0.5	-	1.0	217	17.890	84,466,643.69	19.678
1.0	-	1.5	406	33.471	150,626,994.66	35.091
1.5	-	2.0	193	15.911	67,478,592.46	15.720
2.0	-	2.5	107	8.821	30,509,589.02	7.108
2.5	-	3.0	62	5.111	18,921,613.71	4.408
3.0	-	3.5	18	1.484	3,142,844.60	0.732
3.5	-	4.0	7	0.577	1,621,281.09	0.378
4.0	-	4.5	10	0.824	2,288,856.31	0.533
4.5	-	5.0	1	0.082	221,014.41	0.051
5.0	-	5.5	1	0.082	104,138.84	0.024
5.5	-	6.0	1	0.082	221,538.02	0.052
6.0	-	6.5	6	0.495	2,768,276.92	0.645
6.5	-	7.0	35	2.885	11,751,878.58	2.738
7.0	-	7.5	95	7.832	35,726,322.28	8.323
7.5	-	8.0	49	4.040	17,759,923.81	4.137
8.0	-	8.5	3	0.247	1,050,934.10	0.245
8.5	-	9.0	2	0.165	584,304.94	0.136
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
Wgt Ave / Total:			1213	100.000	429,244,747.44	100.000

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	-	0.5	0	0.000	0.00	0.000
0.5	-	1.0	76	12.541	29,225,955.81	12.878
1.0	-	1.5	115	18.977	42,985,347.35	18.940
1.5	-	2.0	54	8.911	23,184,600.59	10.216
2.0	-	2.5	51	8.416	17,779,322.74	7.834
2.5	-	3.0	20	3.300	4,732,823.76	2.085
3.0	-	3.5	10	1.650	1,981,053.75	0.873
3.5	-	4.0	5	0.825	1,170,527.44	0.516
4.0	-	4.5	3	0.495	862,380.54	0.380
4.5	-	5.0	1	0.165	390,481.26	0.172
5.0	-	5.5	2	0.330	205,542.44	0.091



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
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	0.330	1,055,409.85	0.465
6.0	-	6.5	13	2.145	7,071,322.89	3.116
6.5	-	7.0	100	16.502	38,149,789.79	16.810
7.0	-	7.5	134	22.112	51,298,556.25	22.604
7.5	-	8.0	15	2.475	4,970,405.21	2.190
8.0	-	8.5	4	0.660	1,387,495.50	0.611
8.5	-	9.0	1	0.165	498,513.41	0.220
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
Wgt Ave / Total:			606	100.000	226,949,528.58	100.000

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	1172	82.885	556,400,865.10	83.215
>		360	242	17.115	112,227,075.01	16.785
Wgt Ave / Total:			1414	100.000	668,627,940.11	100.000

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	937	77.246	320,221,594.26	74.601
>		360	276	22.754	109,023,153.18	25.399
Wgt Ave / Total:			1213	100.000	429,244,747.44	100.000

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
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	420	69.307	155,669,409.60	68.592
>	360	186	30.693	71,280,118.98	31.408
Wgt Ave / Total:		606	100.000	226,949,528.58	100.000