



101 Barclay Street, 8West  
New York, NY 10286

Officer: Michael Cerchio  
212-815-6314

Associate: Steven Chrysanthis  
212-815-8318

**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	337,233,752.33	5.530000	6,824,525.46	1,554,085.54	8,378,611.01	0.00	330,409,226.86	0.00
1A2	126694M70	Senior	Var-Act/360	168,616,876.16	5.630000	3,412,262.73	791,094.18	4,203,356.91	0.00	165,204,613.43	0.00
1A3	126694M88	Senior	Var-Act/360	56,206,212.13	5.700000	1,137,432.78	266,979.51	1,404,412.29	0.00	55,068,779.35	0.00
2A1	126694M96	Senior	Var-Act/360	226,437,430.25	5.530000	2,858,929.07	1,043,499.16	3,902,428.23	0.00	223,578,501.18	0.00
2A2	126694N20	Senior	Var-Act/360	113,218,235.23	5.630000	1,429,458.48	531,182.22	1,960,640.70	0.00	111,788,776.76	0.00
2A3	126694N38	Senior	Var-Act/360	37,739,731.67	5.700000	476,490.20	179,263.73	655,753.92	0.00	37,263,241.47	0.00
3A1	126694N46	Senior	Var-Act/360	112,684,592.76	5.530000	3,123,792.38	519,288.16	3,643,080.55	0.00	109,560,800.38	0.00
3A2	126694N53	Senior	Var-Act/360	56,341,842.02	5.630000	1,561,883.59	264,337.14	1,826,220.74	0.00	54,779,958.42	0.00
3A3	126694N61	Senior	Var-Act/360	18,780,614.01	5.700000	520,627.86	89,207.92	609,835.78	0.00	18,259,986.14	0.00
X	126694N79	Strip IO	Var-30/360	377,395,397.16	1.882442	0.00	592,020.91	592,020.91	0.00	372,630,519.41	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	234.660433	0.00	1,109,375.53	1,109,375.53	0.00	5,673,093.76	0.00
C2	126694R26	Residual	Var-Act/360	1,182,766.48	379.137632	0.00	373,692.73	373,692.73	0.00	1,182,766.48	0.00
P1	126694R67	Prepay Penalties	Var-Act/360	100.00	0.000000	0.00	61,312.79	61,312.79	0.00	100.00	0.00
P2	126694R34	Prepay Penalties	Var-Act/360	100.00	0.000000	0.00	188,756.72	188,756.72	0.00	100.00	0.00
P3	126694R42	Prepay Penalties	Var-Act/360	100.00	0.000000	0.00	43,269.97	43,269.97	0.00	100.00	0.00
1M1	126694N95	Subordinate	Var-Act/360	32,450,000.00	5.830000	0.00	157,652.92	157,652.92	0.00	32,450,000.00	0.00
1M2	126694P28	Subordinate	Var-Act/360	19,834,000.00	5.880000	0.00	97,186.60	97,186.60	0.00	19,834,000.00	0.00
1M3	126694P36	Subordinate	Var-Act/360	8,559,000.00	5.980000	0.00	42,652.35	42,652.35	0.00	8,559,000.00	0.00
1M4	126694P44	Subordinate	Var-Act/360	15,842,000.00	6.380000	0.00	84,226.63	84,226.63	0.00	15,842,000.00	0.00
1M5	126694P51	Subordinate	Var-Act/360	5,688,000.00	6.530000	0.00	30,952.20	30,952.20	0.00	5,688,000.00	0.00
1M6	126694P69	Subordinate	Var-Act/360	9,078,000.00	7.570431	0.00	57,720.95	57,720.95	0.00	9,078,000.00	0.00
1M7	126694P77	Subordinate	Var-Act/360	5,673,000.00	7.570431	0.00	38,434.57	38,434.57	0.00	5,673,000.00	0.00
2M1	126694P93	Subordinate	Var-Act/360	15,631,000.00	5.980000	0.00	77,894.48	77,894.48	0.00	15,631,000.00	0.00
2M2	126694Q27	Subordinate	Var-Act/360	6,090,000.00	6.130000	0.00	31,109.75	31,109.75	0.00	6,090,000.00	0.00
2M3	126694Q35	Subordinate	Var-Act/360	1,561,000.00	6.280000	0.00	8,169.23	8,169.23	0.00	1,561,000.00	0.00
2M4	126694Q43	Subordinate	Var-Act/360	1,089,000.00	7.580000	0.00	6,878.85	6,878.85	0.00	1,089,000.00	0.00
2M5	126694Q50	Subordinate	Var-Act/360	1,443,000.00	7.719212	0.00	9,716.20	9,716.20	0.00	1,443,000.00	0.00
2M6	126694Q68	Subordinate	Var-Act/360	1,206,000.00	7.719212	0.00	8,371.65	8,371.65	0.00	1,206,000.00	0.00
2M7	126694Q76	Subordinate	Var-Act/360	1,680,000.00	7.719212	0.00	11,662.00	11,662.00	0.00	1,680,000.00	0.00
Totals				1,253,083,686.56		21,345,402.55	8,269,994.60	29,615,397.17	0.00	1,231,738,283.99	0.00



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**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	337,233,752.33	6,824,525.46	6,824,525.46	0.00	0.00	330,409,226.86	0.86230903119
1A2	126694M70	191,584,000.00	168,616,876.16	3,412,262.73	3,412,262.73	0.00	0.00	165,204,613.43	0.86230903119
1A3	126694M88	63,862,000.00	56,206,212.13	1,137,432.78	1,137,432.78	0.00	0.00	55,068,779.35	0.86230903119
2A1	126694M96	235,925,000.00	226,437,430.25	2,858,929.07	2,858,929.07	0.00	0.00	223,578,501.18	0.94766769600
2A2	126694N20	117,962,000.00	113,218,235.23	1,429,458.48	1,429,458.48	0.00	0.00	111,788,776.76	0.94766769600
2A3	126694N38	39,321,000.00	37,739,731.67	476,490.20	476,490.20	0.00	0.00	37,263,241.47	0.94766769600
3A1	126694N46	124,003,000.00	112,684,592.76	3,123,792.38	3,123,792.38	0.00	0.00	109,560,800.38	0.88353346596
3A2	126694N53	62,001,000.00	56,341,842.02	1,561,883.59	1,561,883.59	0.00	0.00	54,779,958.42	0.88353346596
3A3	126694N61	20,667,000.00	18,780,614.01	520,627.86	520,627.86	0.00	0.00	18,259,986.14	0.88353346596
X	126694N79	393,208,000.00	377,395,397.16	0.00	0.00	0.00	0.00	372,630,519.41	0.94766769600
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	1,253,083,686.56	21,345,402.55	21,345,402.55	0.00	0.00	1,231,738,283.99	



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**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	337,233,752.33	5.530000	1,554,085.54	0.00	1,554,085.54	0.00	0.00	1,554,085.54	0.00
1A2	168,616,876.16	5.630000	791,094.18	0.00	791,094.18	0.00	0.00	791,094.18	0.00
1A3	56,206,212.13	5.700000	266,979.51	0.00	266,979.51	0.00	0.00	266,979.51	0.00
2A1	226,437,430.25	5.530000	1,043,499.16	0.00	1,043,499.16	0.00	0.00	1,043,499.16	0.00
2A2	113,218,235.23	5.630000	531,182.22	0.00	531,182.22	0.00	0.00	531,182.22	0.00
2A3	37,739,731.67	5.700000	179,263.73	0.00	179,263.73	0.00	0.00	179,263.73	0.00
3A1	112,684,592.76	5.530000	519,288.16	0.00	519,288.16	0.00	0.00	519,288.16	0.00
3A2	56,341,842.02	5.630000	264,337.14	0.00	264,337.14	0.00	0.00	264,337.14	0.00
3A3	18,780,614.01	5.700000	89,207.92	0.00	89,207.92	0.00	0.00	89,207.92	0.00
X	377,395,397.16	1.882442	592,020.91	0.00	592,020.91	0.00	0.00	592,020.91	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	234.660433	1,109,375.53	0.00	1,109,375.53	0.00	0.00	1,109,375.53	0.00
C2	1,182,766.48	379.137632	373,692.73	0.00	373,692.73	0.00	0.00	373,692.73	0.00
P1	100.00	0.000000	0.00	0.00	0.00	0.00	0.00	61,312.79	0.00
P2	100.00	0.000000	0.00	0.00	0.00	0.00	0.00	188,756.72	0.00
P3	100.00	0.000000	0.00	0.00	0.00	0.00	0.00	43,269.97	0.00
1M1	32,450,000.00	5.830000	157,652.92	0.00	157,652.92	0.00	0.00	157,652.92	0.00
1M2	19,834,000.00	5.880000	97,186.60	0.00	97,186.60	0.00	0.00	97,186.60	0.00
1M3	8,559,000.00	5.980000	42,652.35	0.00	42,652.35	0.00	0.00	42,652.35	0.00
1M4	15,842,000.00	6.380000	84,226.63	0.00	84,226.63	0.00	0.00	84,226.63	0.00
1M5	5,688,000.00	6.530000	30,952.20	0.00	30,952.20	0.00	0.00	30,952.20	0.00
1M6	9,078,000.00	7.570431	57,270.31	0.00	57,270.31	450.64	0.00	57,720.95	0.00
1M7	5,673,000.00	7.570431	35,789.21	0.00	35,789.21	2,645.36	0.00	38,434.57	0.00
2M1	15,631,000.00	5.980000	77,894.48	0.00	77,894.48	0.00	0.00	77,894.48	0.00
2M2	6,090,000.00	6.130000	31,109.75	0.00	31,109.75	0.00	0.00	31,109.75	0.00
2M3	1,561,000.00	6.280000	8,169.23	0.00	8,169.23	0.00	0.00	8,169.23	0.00
2M4	1,089,000.00	7.580000	6,878.85	0.00	6,878.85	0.00	0.00	6,878.85	0.00
2M5	1,443,000.00	7.719212	9,282.35	0.00	9,282.35	433.85	0.00	9,716.20	0.00
2M6	1,206,000.00	7.719212	7,757.81	0.00	7,757.81	613.84	0.00	8,371.65	0.00
2M7	1,680,000.00	7.719212	10,806.90	0.00	10,806.90	855.10	0.00	11,662.00	0.00
Totals	1,253,083,686.56		7,971,656.32	0.00	7,971,656.32	4,998.79	0.00	8,269,994.60	0.00



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**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	880.119822970	17.810791777	4.055885518	862.309031192	5.530000
1A2	126694M70	191,584,000.00	880.119822970	17.810791777	4.129228836	862.309031192	5.630000
1A3	126694M88	63,862,000.00	880.119822970	17.810791777	4.180569159	862.309031192	5.700000
2A1	126694M96	235,925,000.00	959.785653295	12.117957290	4.423012219	947.667696005	5.530000
2A2	126694N20	117,962,000.00	959.785653295	12.117957290	4.502994357	947.667696005	5.630000
2A3	126694N38	39,321,000.00	959.785653295	12.117957290	4.558981853	947.667696005	5.700000
3A1	126694N46	124,003,000.00	908.724730527	25.191264570	4.187706467	883.533465957	5.530000
3A2	126694N53	62,001,000.00	908.724730527	25.191264570	4.263433527	883.533465957	5.630000
3A3	126694N61	20,667,000.00	908.724730527	25.191264570	4.316442470	883.533465957	5.700000
X	126694N79	393,208,000.00	959.785653295	0.000000000	1.505617664	947.667696005	1.882442
RX	126694R59	100.00	1,000.000000000	0.000000000	0.000000000	1,000.000000000	0.000000
AR	126694N87	100.00	0.000000000	0.000000000	0.000000034	0.000000000	0.000000
C1	126694Q92	5,672,653.00	1,000.077699702	0.000000000	195.565555162	1,000.077699702	234.660433
C2	126694R26	1,182,295.00	1,000.398781353	0.000000000	316.074021000	1,000.398781353	379.137632
P1	126694R67	100.00	1,000.000000000	0.000000000	613,127.900000000	1,000.000000000	0.000000
P2	126694R34	100.00	1,000.000000000	0.000000000	1,887,567.200000000	1,000.000000000	0.000000
P3	126694R42	100.00	1,000.000000000	0.000000000	432,699.700000000	1,000.000000000	0.000000
1M1	126694N95	32,450,000.00	1,000.000000000	0.000000000	4.858333333	1,000.000000000	5.830000
1M2	126694P28	19,834,000.00	1,000.000000000	0.000000000	4.900000000	1,000.000000000	5.880000
1M3	126694P36	8,559,000.00	1,000.000000000	0.000000000	4.983333333	1,000.000000000	5.980000
1M4	126694P44	15,842,000.00	1,000.000000000	0.000000000	5.316666667	1,000.000000000	6.380000
1M5	126694P51	5,688,000.00	1,000.000000000	0.000000000	5.441666667	1,000.000000000	6.530000
1M6	126694P69	9,078,000.00	1,000.000000000	0.000000000	6.358333333	1,000.000000000	7.570431
1M7	126694P77	5,673,000.00	1,000.000000000	0.000000000	6.775000000	1,000.000000000	7.570431
2M1	126694P93	15,631,000.00	1,000.000000000	0.000000000	4.983333333	1,000.000000000	5.980000
2M2	126694Q27	6,090,000.00	1,000.000000000	0.000000000	5.108333333	1,000.000000000	6.130000
2M3	126694Q35	1,561,000.00	1,000.000000000	0.000000000	5.233333333	1,000.000000000	6.280000
2M4	126694Q43	1,089,000.00	1,000.000000000	0.000000000	6.316666667	1,000.000000000	7.580000
2M5	126694Q50	1,443,000.00	1,000.000000000	0.000000000	6.733333333	1,000.000000000	7.719212
2M6	126694Q68	1,206,000.00	1,000.000000000	0.000000000	6.941666667	1,000.000000000	7.719212
2M7	126694Q76	1,680,000.00	1,000.000000000	0.000000000	6.941666667	1,000.000000000	7.719212
Totals		1,364,317,500.00	918.469261415	15.645480286	6.061634920	902.823781114	



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**Pool Level Data**

Distribution Date		10/25/06
Cut-off Date		2/ 1/06
Record Date		9/29/06
Determination Date		10/22/06
LIBOR Determination Date		9/21/06
Accrual Period 30/360	Begin	9/ 1/06
	End	10/ 1/06
Number of Days in 30/360 Accrual Period		30
Accrual Period Actual Days	Begin	9/25/06
	End	10/25/06
Number of Days in Actual Accrual Period		30

**Additional Interest Rate Details**

Libor Rate	5.3300000%
Group 1 Net Funds Cap	7.5445636%
Group 2 Net Funds Cap	7.6124424%
Group 3 Net Funds Cap	7.7192119%
Aggregate Loan Group I, Subordinate Net Funds Cap	7.5704308%

**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  
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**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	1,320	1,167	576	3,063
Loans Paid Off or otherwise removed pursuant to the PSA	<u>26</u>	<u>17</u>	<u>11</u>	<u>54</u>
Ending Aggregate Loan Count	1,294	1,150	565	3,009
Beginning Pool Stated Principal Balance	625,680,129.86	416,569,201.69	217,689,815.26	1,259,939,146.81
Scheduled Principal	372.56	15.56	0.00	388.12
Negative Amortization	-2,066,799.46	-1,389,972.08	-756,190.34	-4,212,961.88
Unscheduled Principal	13,440,647.88	6,154,834.27	5,962,494.18	25,557,976.33
Realized Principal Losses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Ending Pool Stated Principal Balance	614,305,908.88	411,804,323.94	212,483,511.42	1,238,593,744.24
Beginning Weighted Average Mortgage Rate	7.93936%	8.01163%	8.12155%	
Beginning Weighted Average Net Mortgage Rate	7.54456%	7.61244%	7.71921%	
Ending Weighted Average Mortgage Rate	7.93943%	8.01126%	8.12406%	
Ending Weighted Average Net Mortgage Rate	7.54440%	7.61250%	7.72200%	
Beginning Weighted Average Remaining Term to Maturity	373	382	390	
Ending Weighted Average Remaining Term to Maturity	372	381	389	



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**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	4,125,710.11	2,773,704.16	1,469,659.76	8,369,074.04
Less: Servicing Fees	-195,525.04	-130,177.88	-68,028.07	-393,730.98
Less: Mortgage Insurance Premium (LPMI)	-5,630.38	-5,271.90	-3,326.10	-14,228.37
Liquidation Interest Proceeds	0.00	0.00	0.00	0.00
Compensating Interest	13,874.04	7,460.74	3,655.20	24,989.99
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	3,938,428.73	2,645,715.13	1,401,960.80	7,986,104.67

**Principal Remittance Amount**

	<b>Group I</b>	<b>Group II</b>	<b>Group III</b>	<b>Total</b>
Scheduled Principal	372.56	15.56	0.00	388.12
Negative Amortization	-2,066,799.46	-1,389,972.08	-756,190.34	-4,212,961.88
Curtailment Principal	383,451.13	185,191.66	101,765.28	670,408.07
Paid in Full Principal	13,057,196.75	5,969,642.61	5,860,728.90	24,887,568.26
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>11,374,220.98</u>	<u>4,764,877.75</u>	<u>5,206,303.84</u>	<u>21,345,402.57</u>
<b>Total Remittance</b>	<b>15,312,649.71</b>	<b>7,410,592.88</b>	<b>6,608,264.64</b>	<b>29,331,507.24</b>





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**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	16,139,098.73
Interest Remittance	6,584,144.01
Less: Trustee Fee	<u>7,816.87</u>
Interest Funds	6,576,327.14

**Pursuant to Aggregate Loan Group II**

Principal Remittance Amount	5,206,303.84
Interest Remittance	1,401,960.86
Less: Trustee Fee	<u>1,632.67</u>
Interest Funds	1,400,328.18

**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	-73,275.71	-67,964.52	-18,973.92	-160,214.15
Interest Advances	147,806.25	135,125.94	37,735.93	320,668.12
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	74,530.54	67,161.42	18,762.01	160,453.97



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**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	195,525.04	130,177.88	68,028.07	393,730.98
Net Master Servicing Fee	181,651.00	122,717.13	64,372.87	368,741.00
Trustee Fee	4,692.60	3,124.27	1,632.67	9,449.54
Mortgage Insurance Premium (LPMI)	<u>5,630.38</u>	<u>5,271.90</u>	<u>3,326.10</u>	<u>14,228.37</u>
Total Net Loan Fees	186,343.60	125,841.40	66,005.54	378,190.54

**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	13,057,196.75	5,969,642.61	5,860,728.90	24,887,568.26
Prepayment Interest Excess	0.00	0.00	0.00	0.00
Prepayment Interest Shortfall	13,874.04	7,460.74	3,655.20	24,989.99
Compensating Interest	13,874.04	7,460.74	3,655.20	24,989.99
Non-Supported Prepayment Interest Shortfall	-0.00	0.00	-0.00	-0.00
Prepayment Charges	61,312.79	188,756.72	43,269.97	293,339.48
CPR %	22.873%	16.308%	28.258%	
SMM %	2.141%	1.473%	2.730%	

**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



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**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	11,374,220.98	4,764,877.75	5,206,303.84	21,345,402.57
	Interest Remittance	3,938,428.73	2,645,715.13	1,401,960.80	7,986,104.67
	Prepayment Charges	<u>61,312.79</u>	<u>188,756.72</u>	<u>43,269.97</u>	<u>293,339.48</u>
	Total Deposits	15,373,962.50	7,599,349.60	6,651,534.61	29,624,846.72
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>15,373,962.50</u>	<u>7,599,349.60</u>	<u>6,651,534.61</u>	<u>29,624,846.72</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	29,624,846.72
Withdrawals	To the trustee, the Trustee Fee	9,449.54
	Payment of Prepayment Penalties to P Classes	293,339.48
	Principal and Interest Payments	29,322,057.89
	To Terminate the Distribution Account	<u>0.00</u>
	Total Withdrawals	29,624,846.91
	Ending Balance	0.00



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

**Carryover Reserve Account**

	Beginning Balance	1,000.00
Deposits	Excess Cashflow, to pay shortfalls	4,998.80
Withdrawals	Month 1 NRC Payment	0.00
	To Pay Interest Shortfalls	4,998.80
	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



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**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	2.55023%	16,540,749.76	2.69259%	6	0.46368%	2,312,370.39	0.37642%	2	0.15456%	1,178,268.59	0.19180%
Group 2	39	3.39130%	15,095,539.58	3.66571%	6	0.52174%	1,893,176.26	0.45973%	8	0.69565%	2,795,742.06	0.67890%
Group 3	11	1.94690%	3,110,659.98	1.46395%	2	0.35398%	490,997.67	0.23108%	3	0.53097%	1,982,862.15	0.93318%
<b>Total</b>	<b>83</b>	<b>2.75839%</b>	<b>34,746,949.32</b>	<b>2.80535%</b>	<b>14</b>	<b>0.46527%</b>	<b>4,696,544.32</b>	<b>0.37918%</b>	<b>13</b>	<b>0.43204%</b>	<b>5,956,872.80</b>	<b>0.48094%</b>

	Foreclosure				Bankruptcy				REO			
	Count	Count %	Balance	Balance %	Count	Count %	Balance	Balance %	Count	Count %	Balance	Balance %
Group 1	3	0.23184%	2,185,091.77	0.35570%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
Group 2	2	0.17391%	475,613.07	0.11549%	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>5</b>	<b>0.16617%</b>	<b>2,660,704.84</b>	<b>0.21482%</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>



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**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			



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<b>Credit Enhancements</b>
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**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	1,112,471.54
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	375,595.53
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	0.89561%	0.86540%	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



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**Subordination**

**Credit Support**

	<b><u>Original</u></b>	<b><u>Current</u></b>
Class A	1,238,493,500.00	1,105,914,284.00
Class A Percentage	90.777513%	89.784843%
Class 1M1	32,450,000.00	32,450,000.00
Class 1M1 Percentage	2.378479%	2.634488%
Class 1M2	19,834,000.00	19,834,000.00
Class 1M2 Percentage	1.453767%	1.610245%
Class 1M3	8,559,000.00	8,559,000.00
Class 1M3 Percentage	0.627347%	0.694872%
Class 1M4	15,842,000.00	15,842,000.00
Class 1M4 Percentage	1.161167%	1.286150%
Class 1M5	5,688,000.00	5,688,000.00
Class 1M5 Percentage	0.416912%	0.461786%
Class 1M6	9,078,000.00	9,078,000.00
Class 1M6 Percentage	0.665388%	0.737007%
Class 1M7	5,673,000.00	5,673,000.00
Class 1M7 Percentage	0.415812%	0.460569%
Class 2M1	15,631,000.00	15,631,000.00
Class 2M1 Percentage	1.145701%	1.269020%
Class 2M2	6,090,000.00	6,090,000.00
Class 2M2 Percentage	0.446377%	0.494423%
Class 2M3	1,561,000.00	1,561,000.00
Class 2M3 Percentage	0.114416%	0.126731%
Class 2M4	1,089,000.00	1,089,000.00
Class 2M4 Percentage	0.079820%	0.088412%
Class 2M5	1,443,000.00	1,443,000.00
Class 2M5 Percentage	0.105767%	0.117152%
Class 2M6	1,206,000.00	1,206,000.00





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**Credit Support**

Class 2M6 Percentage

Class 2M7

Class 2M7 Percentage

**Original**

**Current**

0.088396%

0.097910%

1,680,000.00

1,680,000.00

0.123138%

0.136393%



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**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	15	1.159	1,315,776.17	0.214
100,000.00	- 200,000.00	158	12.210	25,166,907.59	4.097
200,000.00	- 300,000.00	246	19.011	62,538,809.53	10.180
300,000.00	- 400,000.00	199	15.379	71,247,830.97	11.598
400,000.00	- 500,000.00	218	16.847	101,158,722.29	16.467
500,000.00	- 600,000.00	173	13.369	95,441,774.80	15.537
600,000.00	- 700,000.00	91	7.032	59,634,501.35	9.708
700,000.00	- 800,000.00	48	3.709	36,666,181.88	5.969
800,000.00	- 900,000.00	36	2.782	31,181,817.58	5.076
900,000.00	- 1,000,000.00	48	3.709	46,814,923.21	7.621
1,000,000.00	- 1,100,000.00	11	0.850	12,027,206.75	1.958
1,100,000.00	- 1,200,000.00	12	0.927	14,215,490.94	2.314
1,200,000.00	- 1,300,000.00	7	0.541	8,807,676.05	1.434
1,300,000.00	- 1,400,000.00	15	1.159	20,837,913.38	3.392
1,400,000.00	- 1,500,000.00	13	1.005	19,372,967.95	3.154
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	0.077	1,803,792.21	0.294
1,800,000.00	- 1,900,000.00	0	0.000	0.00	0.000
1,900,000.00	- 2,000,000.00	3	0.232	6,073,616.23	0.989
>	2,000,000.00	0	0.000	0.00	0.000
<b>Wgt Ave / Total:</b>		<b>1294</b>	<b>100.000</b>	<b>614,305,908.88</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	34	2.957	2,645,545.53	0.642
100,000.00	- 200,000.00	227	19.739	35,888,835.25	8.715
200,000.00	- 300,000.00	285	24.783	72,320,224.12	17.562
300,000.00	- 400,000.00	256	22.261	91,796,136.84	22.291
400,000.00	- 500,000.00	137	11.913	62,385,338.63	15.149
500,000.00	- 600,000.00	97	8.435	53,896,478.86	13.088
600,000.00	- 700,000.00	52	4.522	34,075,673.34	8.275



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**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	26	2.261	19,821,092.70	4.813
800,000.00	- 900,000.00	11	0.957	9,719,981.78	2.360
900,000.00	- 1,000,000.00	12	1.043	11,709,564.20	2.843
1,000,000.00	- 1,100,000.00	1	0.087	1,027,381.89	0.249
1,100,000.00	- 1,200,000.00	3	0.261	3,596,193.68	0.873
1,200,000.00	- 1,300,000.00	2	0.174	2,544,061.24	0.618
1,300,000.00	- 1,400,000.00	4	0.348	5,513,330.44	1.339
1,400,000.00	- 1,500,000.00	2	0.174	2,988,794.08	0.726
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	0.087	1,875,691.36	0.455
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>1150</b>	<b>100.000</b>	<b>411,804,323.94</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	4.425	2,012,063.36	0.947
100,000.00	- 200,000.00	104	18.407	16,482,619.11	7.757
200,000.00	- 300,000.00	145	25.664	36,695,863.18	17.270
300,000.00	- 400,000.00	108	19.115	38,142,173.92	17.951
400,000.00	- 500,000.00	73	12.920	33,459,280.52	15.747
500,000.00	- 600,000.00	38	6.726	21,143,092.47	9.950
600,000.00	- 700,000.00	22	3.894	14,334,493.81	6.746
700,000.00	- 800,000.00	15	2.655	11,462,652.18	5.395
800,000.00	- 900,000.00	6	1.062	5,163,367.69	2.430
900,000.00	- 1,000,000.00	11	1.947	10,681,220.94	5.027
1,000,000.00	- 1,100,000.00	5	0.885	5,310,565.13	2.499
1,100,000.00	- 1,200,000.00	7	1.239	8,244,679.90	3.880
1,200,000.00	- 1,300,000.00	1	0.177	1,241,531.15	0.584
1,300,000.00	- 1,400,000.00	0	0.000	0.00	0.000
1,400,000.00	- 1,500,000.00	3	0.531	4,540,289.74	2.137
1,500,000.00	- 1,600,000.00	1	0.177	1,525,793.39	0.718
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



101 Barclay Street, 8West  
New York, NY 10286

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Associate: Steven Chrysanthis  
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**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	0.177	2,043,824.93	0.962
> 2,000,000.00	0	0.000	0.00	0.000
<b>Wgt Ave / Total:</b>	<b>565</b>	<b>100.000</b>	<b>212,483,511.42</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	292	22.566	171,499,316.27	27.918
1.0 - 1.5	366	28.284	164,918,300.52	26.846
1.5 - 2.0	143	11.051	62,831,261.66	10.228
2.0 - 2.5	63	4.869	24,110,409.33	3.925
2.5 - 3.0	37	2.859	9,947,578.89	1.619
3.0 - 3.5	16	1.236	3,998,398.37	0.651
3.5 - 4.0	8	0.618	2,075,136.27	0.338
4.0 - 4.5	7	0.541	1,695,175.46	0.276
4.5 - 5.0	1	0.077	218,238.20	0.036
5.0 - 5.5	2	0.155	899,291.17	0.146
5.5 - 6.0	9	0.696	5,179,101.86	0.843
6.0 - 6.5	45	3.478	22,804,128.07	3.712
6.5 - 7.0	191	14.760	96,567,903.84	15.720
7.0 - 7.5	41	3.168	17,191,898.92	2.799
7.5 - 8.0	69	5.332	29,081,755.28	4.734
8.0 - 8.5	4	0.309	1,288,014.77	0.210
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>1294</b>	<b>100.000</b>	<b>614,305,908.88</b>	<b>100.000</b>

**Group II**



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**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 -	0.5	0	0.000	0.00	0.000
0.5 -	1.0	206	17.913	81,931,600.66	19.896
1.0 -	1.5	390	33.913	146,986,554.32	35.693
1.5 -	2.0	184	16.000	65,305,582.40	15.858
2.0 -	2.5	103	8.957	29,844,837.15	7.247
2.5 -	3.0	60	5.217	17,576,046.35	4.268
3.0 -	3.5	16	1.391	2,875,772.28	0.698
3.5 -	4.0	7	0.609	1,640,103.65	0.398
4.0 -	4.5	10	0.870	2,308,691.29	0.561
4.5 -	5.0	1	0.087	222,685.20	0.054
5.0 -	5.5	1	0.087	105,317.39	0.026
5.5 -	6.0	1	0.087	223,793.88	0.054
6.0 -	6.5	6	0.522	2,803,575.90	0.681
6.5 -	7.0	35	3.043	11,906,313.65	2.891
7.0 -	7.5	85	7.391	31,334,732.91	7.609
7.5 -	8.0	40	3.478	15,080,327.65	3.662
8.0 -	8.5	3	0.261	1,064,872.32	0.259
8.5 -	9.0	2	0.174	593,516.94	0.144
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>1150</b>	<b>100.000</b>	<b>411,804,323.94</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 -	0.5	0	0.000	0.00	0.000
0.5 -	1.0	68	12.035	26,573,324.69	12.506
1.0 -	1.5	109	19.292	41,631,326.01	19.593
1.5 -	2.0	48	8.496	20,797,985.43	9.788
2.0 -	2.5	45	7.965	13,110,348.76	6.170
2.5 -	3.0	19	3.363	4,422,799.00	2.081
3.0 -	3.5	9	1.593	1,826,428.02	0.860
3.5 -	4.0	4	0.708	981,427.04	0.462
4.0 -	4.5	2	0.354	636,577.38	0.300
4.5 -	5.0	1	0.177	395,987.12	0.186
5.0 -	5.5	2	0.354	205,803.21	0.097



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**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	0.354	1,057,237.15	0.498
6.0	-	6.5	10	1.770	5,519,934.84	2.598
6.5	-	7.0	98	17.345	38,151,104.92	17.955
7.0	-	7.5	130	23.009	50,738,166.73	23.879
7.5	-	8.0	13	2.301	4,525,532.23	2.130
8.0	-	8.5	4	0.708	1,402,603.69	0.660
8.5	-	9.0	1	0.177	506,925.20	0.239
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>565</b>	<b>100.000</b>	<b>212,483,511.42</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	1064	82.226	505,442,136.46	82.279
>		360	230	17.774	108,863,772.42	17.721
<b>Wgt Ave / Total:</b>			<b>1294</b>	<b>100.000</b>	<b>614,305,908.88</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	889	77.304	307,018,010.38	74.554
>		360	261	22.696	104,786,313.56	25.446
<b>Wgt Ave / Total:</b>			<b>1150</b>	<b>100.000</b>	<b>411,804,323.94</b>	<b>100.000</b>

**Group III**



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**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	387	68.496	143,218,761.95	67.402
>	360	178	31.504	69,264,749.47	32.598
<b>Wgt Ave / Total:</b>		<b>565</b>	<b>100.000</b>	<b>212,483,511.42</b>	<b>100.000</b>