



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	324,730,824.60	5.520000	5,712,723.92	1,443,969.73	7,156,693.66	0.00	319,018,100.67	0.00
1A2	126694M70	Senior	Var-Act/360	162,365,412.30	5.620000	2,856,361.96	735,064.30	3,591,426.26	0.00	159,509,050.34	0.00
1A3	126694M88	Senior	Var-Act/360	54,122,369.09	5.690000	952,130.59	248,075.89	1,200,206.49	0.00	53,170,238.50	0.00
2A1	126694M96	Senior	Var-Act/360	218,612,474.61	5.520000	4,086,222.18	972,096.80	5,058,318.98	0.00	214,526,252.43	0.00
2A2	126694N20	Senior	Var-Act/360	109,305,773.99	5.620000	2,043,102.43	494,851.53	2,537,953.96	0.00	107,262,671.57	0.00
2A3	126694N38	Senior	Var-Act/360	36,435,566.87	5.690000	681,039.92	167,006.47	848,046.39	0.00	35,754,526.95	0.00
3A1	126694N46	Senior	Var-Act/360	107,846,200.95	5.520000	2,444,743.74	479,556.11	2,924,299.84	0.00	105,401,457.22	0.00
3A2	126694N53	Senior	Var-Act/360	53,922,665.62	5.620000	1,222,362.01	244,119.89	1,466,481.90	0.00	52,700,303.61	0.00
3A3	126694N61	Senior	Var-Act/360	17,974,221.87	5.690000	407,454.00	82,386.84	489,840.85	0.00	17,566,767.87	0.00
X	126694N79	Strip IO	Var-30/360	364,353,815.47	2.338584	0.00	710,060.13	710,060.13	0.00	357,543,450.95	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	258.011568	0.00	1,219,769.85	1,219,769.85	0.00	5,673,093.76	0.00
C2	126694R26	Residual	Var-Act/360	1,182,766.48	427.137171	0.00	421,002.94	421,002.94	0.00	1,182,766.48	0.00
P1	126694R67	Prepay Penalties	Var-Act/360	100.00	0.000000	0.00	64,757.85	64,757.85	0.00	100.00	0.00
P2	126694R34	Prepay Penalties	Var-Act/360	100.00	0.000000	0.00	239,167.82	239,167.82	0.00	100.00	0.00
P3	126694R42	Prepay Penalties	Var-Act/360	100.00	0.000000	0.00	21,610.75	21,610.75	0.00	100.00	0.00
1M1	126694N95	Subordinate	Var-Act/360	32,450,000.00	5.820000	0.00	152,136.42	152,136.42	0.00	32,450,000.00	0.00
1M2	126694P28	Subordinate	Var-Act/360	19,834,000.00	5.870000	0.00	93,787.27	93,787.27	0.00	19,834,000.00	0.00
1M3	126694P36	Subordinate	Var-Act/360	8,559,000.00	5.970000	0.00	41,161.66	41,161.66	0.00	8,559,000.00	0.00
1M4	126694P44	Subordinate	Var-Act/360	15,842,000.00	6.370000	0.00	81,291.46	81,291.46	0.00	15,842,000.00	0.00
1M5	126694P51	Subordinate	Var-Act/360	5,688,000.00	6.520000	0.00	29,874.64	29,874.64	0.00	5,688,000.00	0.00
1M6	126694P69	Subordinate	Var-Act/360	9,078,000.00	7.620000	0.00	55,723.79	55,723.79	0.00	9,078,000.00	0.00
1M7	126694P77	Subordinate	Var-Act/360	5,673,000.00	7.977297	0.00	37,107.72	37,107.72	0.00	5,673,000.00	0.00
2M1	126694P93	Subordinate	Var-Act/360	15,631,000.00	5.970000	0.00	75,172.08	75,172.08	0.00	15,631,000.00	0.00
2M2	126694Q27	Subordinate	Var-Act/360	6,090,000.00	6.120000	0.00	30,023.70	30,023.70	0.00	6,090,000.00	0.00
2M3	126694Q35	Subordinate	Var-Act/360	1,561,000.00	6.270000	0.00	7,884.35	7,884.35	0.00	1,561,000.00	0.00
2M4	126694Q43	Subordinate	Var-Act/360	1,089,000.00	7.570000	0.00	6,640.78	6,640.78	0.00	1,089,000.00	0.00
2M5	126694Q50	Subordinate	Var-Act/360	1,443,000.00	8.070000	0.00	9,380.70	9,380.70	0.00	1,443,000.00	0.00
2M6	126694Q68	Subordinate	Var-Act/360	1,206,000.00	8.145606	0.00	8,082.88	8,082.88	0.00	1,206,000.00	0.00
2M7	126694Q76	Subordinate	Var-Act/360	1,680,000.00	8.145606	0.00	11,259.73	11,259.73	0.00	1,680,000.00	0.00
Totals				1,211,139,909.90		20,406,140.75	8,183,024.08	28,589,164.85	0.00	1,190,733,769.16	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	324,730,824.60	5,712,723.92	5,712,723.92	0.00	0.00	319,018,100.67	0.83258022766
1A2	126694M70	191,584,000.00	162,365,412.30	2,856,361.96	2,856,361.96	0.00	0.00	159,509,050.34	0.83258022766
1A3	126694M88	63,862,000.00	54,122,369.09	952,130.59	952,130.59	0.00	0.00	53,170,238.50	0.83258022766
2A1	126694M96	235,925,000.00	218,612,474.61	4,086,222.18	4,086,222.18	0.00	0.00	214,526,252.43	0.90929851618
2A2	126694N20	117,962,000.00	109,305,773.99	2,043,102.43	2,043,102.43	0.00	0.00	107,262,671.57	0.90929851618
2A3	126694N38	39,321,000.00	36,435,566.87	681,039.92	681,039.92	0.00	0.00	35,754,526.95	0.90929851618
3A1	126694N46	124,003,000.00	107,846,200.95	2,444,743.74	2,444,743.74	0.00	0.00	105,401,457.22	0.84999118746
3A2	126694N53	62,001,000.00	53,922,665.62	1,222,362.01	1,222,362.01	0.00	0.00	52,700,303.61	0.84999118746
3A3	126694N61	20,667,000.00	17,974,221.87	407,454.00	407,454.00	0.00	0.00	17,566,767.87	0.84999118746
X	126694N79	393,208,000.00	364,353,815.47	0.00	0.00	0.00	0.00	357,543,450.95	0.90929851618
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
IM1	126694N95	32,450,000.00	32,450,000.00	0.00	0.00	0.00	0.00	32,450,000.00	1.00000000000
IM2	126694P28	19,834,000.00	19,834,000.00	0.00	0.00	0.00	0.00	19,834,000.00	1.00000000000
IM3	126694P36	8,559,000.00	8,559,000.00	0.00	0.00	0.00	0.00	8,559,000.00	1.00000000000
IM4	126694P44	15,842,000.00	15,842,000.00	0.00	0.00	0.00	0.00	15,842,000.00	1.00000000000
IM5	126694P51	5,688,000.00	5,688,000.00	0.00	0.00	0.00	0.00	5,688,000.00	1.00000000000
IM6	126694P69	9,078,000.00	9,078,000.00	0.00	0.00	0.00	0.00	9,078,000.00	1.00000000000
IM7	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	1,211,139,909.90	20,406,140.75	20,406,140.75	0.00	0.00	1,190,733,769.16	



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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 (%)	Effective Coupon (%)	Current Interest	Deferred Interest	Total Interest Due	Net Rate Carryover Paid	Net Interest Shortfall	Interest Paid	Net Rate Carryover After Dist.
1A1	324,730,824.60	5.520000	5.520000	1,443,969.73	0.00	1,443,969.73	0.00	0.00	1,443,969.73	0.00
1A2	162,365,412.30	5.620000	5.620000	735,064.30	0.00	735,064.30	0.00	0.00	735,064.30	0.00
1A3	54,122,369.09	5.690000	5.690000	248,075.89	0.00	248,075.89	0.00	0.00	248,075.89	0.00
2A1	218,612,474.61	5.520000	5.520000	972,096.80	0.00	972,096.80	0.00	0.00	972,096.80	0.00
2A2	109,305,773.99	5.620000	5.620000	494,851.53	0.00	494,851.53	0.00	0.00	494,851.53	0.00
2A3	36,435,566.87	5.690000	5.690000	167,006.47	0.00	167,006.47	0.00	0.00	167,006.47	0.00
3A1	107,846,200.95	5.520000	5.520000	479,556.11	0.00	479,556.11	0.00	0.00	479,556.11	0.00
3A2	53,922,665.62	5.620000	5.620000	244,119.89	0.00	244,119.89	0.00	0.00	244,119.89	0.00
3A3	17,974,221.87	5.690000	5.690000	82,386.84	0.00	82,386.84	0.00	0.00	82,386.84	0.00
X	364,353,815.47	2.338584	2.338584	710,060.13	0.00	710,060.13	0.00	0.00	710,060.13	0.00
RX	100.00	0.000000	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
AR	0.00	0.000000	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C1	5,673,093.76	258.011568	266.908518	1,179,110.85	0.00	1,179,110.85	0.00	0.00	1,219,769.85	0.00
C2	1,182,766.48	427.137171	441.866039	406,969.51	0.00	406,969.51	0.00	0.00	421,002.94	0.00
P1	100.00	0.000000	803890.551724	0.00	0.00	0.00	0.00	0.00	64,757.85	0.00
P2	100.00	0.000000	2968979.834483	0.00	0.00	0.00	0.00	0.00	239,167.82	0.00
P3	100.00	0.000000	268271.379310	0.00	0.00	0.00	0.00	0.00	21,610.75	0.00
1M1	32,450,000.00	5.820000	5.820000	152,136.42	0.00	152,136.42	0.00	0.00	152,136.42	0.00
1M2	19,834,000.00	5.870000	5.870000	93,787.27	0.00	93,787.27	0.00	0.00	93,787.27	0.00
1M3	8,559,000.00	5.970000	5.970000	41,161.66	0.00	41,161.66	0.00	0.00	41,161.66	0.00
1M4	15,842,000.00	6.370000	6.370000	81,291.46	0.00	81,291.46	0.00	0.00	81,291.46	0.00
1M5	5,688,000.00	6.520000	6.520000	29,874.64	0.00	29,874.64	0.00	0.00	29,874.64	0.00
1M6	9,078,000.00	7.620000	7.620000	55,723.79	0.00	55,723.79	0.00	0.00	55,723.79	0.00
1M7	5,673,000.00	7.977297	8.120000	36,455.58	0.00	36,455.58	652.14	0.00	37,107.72	0.00
2M1	15,631,000.00	5.970000	5.970000	75,172.08	0.00	75,172.08	0.00	0.00	75,172.08	0.00
2M2	6,090,000.00	6.120000	6.120000	30,023.70	0.00	30,023.70	0.00	0.00	30,023.70	0.00
2M3	1,561,000.00	6.270000	6.270000	7,884.35	0.00	7,884.35	0.00	0.00	7,884.35	0.00
2M4	1,089,000.00	7.570000	7.570000	6,640.78	0.00	6,640.78	0.00	0.00	6,640.78	0.00
2M5	1,443,000.00	8.070000	8.070000	9,380.70	0.00	9,380.70	0.00	0.00	9,380.70	0.00
2M6	1,206,000.00	8.145606	8.320000	7,913.46	0.00	7,913.46	169.42	0.00	8,082.88	0.00
2M7	1,680,000.00	8.145606	8.320000	11,023.72	0.00	11,023.72	236.01	0.00	11,259.73	0.00
Totals	1,211,139,909.90			7,801,737.66	0.00	7,801,737.66	1,057.57	0.00	8,183,024.08	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	847.489416120	14.909188461	3.768502937	832.580227658	5.520000
1A2	126694M70	191,584,000.00	847.489416120	14.909188461	3.836772918	832.580227658	5.620000
1A3	126694M88	63,862,000.00	847.489416120	14.909188461	3.884561904	832.580227658	5.690000
2A1	126694M96	235,925,000.00	926.618521166	17.320004985	4.120363691	909.298516182	5.520000
2A2	126694N20	117,962,000.00	926.618521166	17.320004985	4.195007961	909.298516182	5.620000
2A3	126694N38	39,321,000.00	926.618521166	17.320004985	4.247258949	909.298516182	5.690000
3A1	126694N46	124,003,000.00	869.706385767	19.715198310	3.867294395	849.991187456	5.520000
3A2	126694N53	62,001,000.00	869.706385767	19.715198310	3.937354076	849.991187456	5.620000
3A3	126694N61	20,667,000.00	869.706385767	19.715198310	3.986395853	849.991187456	5.690000
X	126694N79	393,208,000.00	926.618521166	0.000000000	1.805813037	909.298516182	2.338584
RX	126694R59	100.00	1,000.000000000	0.000000000	0.000000000	1,000.000000000	0.000000
AR	126694N87	100.00	0.000000000	0.000000000	0.000000083	0.000000000	0.000000
C1	126694Q92	5,672,653.00	1,000.077699702	0.000000000	215.026345981	1,000.077699702	258.011568
C2	126694R26	1,182,295.00	1,000.398781353	0.000000000	356.089587736	1,000.398781353	427.137171
P1	126694R67	100.00	1,000.000000000	0.000000000	647.578.500000000	1,000.000000000	0.000000
P2	126694R34	100.00	1,000.000000000	0.000000000	2,391.678.200000000	1,000.000000000	0.000000
P3	126694R42	100.00	1,000.000000000	0.000000000	216,107.500000000	1,000.000000000	0.000000
IM1	126694N95	32,450,000.00	1,000.000000000	0.000000000	4.688333333	1,000.000000000	5.820000
IM2	126694P28	19,834,000.00	1,000.000000000	0.000000000	4.728611111	1,000.000000000	5.870000
IM3	126694P36	8,559,000.00	1,000.000000000	0.000000000	4.809166667	1,000.000000000	5.970000
IM4	126694P44	15,842,000.00	1,000.000000000	0.000000000	5.131388889	1,000.000000000	6.370000
IM5	126694P51	5,688,000.00	1,000.000000000	0.000000000	5.252222222	1,000.000000000	6.520000
IM6	126694P69	9,078,000.00	1,000.000000000	0.000000000	6.138333333	1,000.000000000	7.620000
IM7	126694P77	5,673,000.00	1,000.000000000	0.000000000	6.541111111	1,000.000000000	7.977297
2M1	126694P93	15,631,000.00	1,000.000000000	0.000000000	4.809166667	1,000.000000000	5.970000
2M2	126694Q27	6,090,000.00	1,000.000000000	0.000000000	4.930000000	1,000.000000000	6.120000
2M3	126694Q35	1,561,000.00	1,000.000000000	0.000000000	5.050833333	1,000.000000000	6.270000
2M4	126694Q43	1,089,000.00	1,000.000000000	0.000000000	6.098055556	1,000.000000000	7.570000
2M5	126694Q50	1,443,000.00	1,000.000000000	0.000000000	6.500833333	1,000.000000000	8.070000
2M6	126694Q68	1,206,000.00	1,000.000000000	0.000000000	6.702222222	1,000.000000000	8.145606
2M7	126694Q76	1,680,000.00	1,000.000000000	0.000000000	6.702222222	1,000.000000000	8.145606
Totals		1,364,317,500.00	887.725848199	14.957032179	5.997888380	872.768816027	



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

**Pool Level Data**

Distribution Date		12/26/06
Cut-off Date		02/01/06
Record Date		11/30/06
Determination Date		12/22/06
LIBOR Determination Date		11/22/06
Accrual Period 30/360	Begin	11/01/06
	End	12/01/06
Number of Days in 30/360 Accrual Period		30
Accrual Period Actual Days	Begin	11/27/06
	End	12/26/06
Number of Days in Actual Accrual Period		29

**Additional Interest Rate Details**

Libor Rate	5.3200000%
Group 1 Net Funds Cap	7.9272477%
Group 2 Net Funds Cap	8.0585844%
Group 3 Net Funds Cap	8.1456059%
Aggregate Loan Group I, Subordinate Net Funds Cap	7.9772974%

**Collateral Detail**

**Original Mortgage Details**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Group III</b></u>	<u><b>Total</b></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	



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

**Current Mortgage Loan Details**

	<b><u>Group I</u></b>	<b><u>Group II</u></b>	<b><u>Group III</u></b>	<b><u>Total</u></b>
Beginning Aggregate Loan Count	1,271	1,123	552	2,946
Loans Paid Off or otherwise removed pursuant to the PSA	<u>23</u>	<u>24</u>	<u>10</u>	<u>57</u>
Ending Aggregate Loan Count	1,248	1,099	542	2,889
Beginning Pool Stated Principal Balance	604,841,895.22	403,527,620.00	209,625,854.93	1,217,995,370.15
Scheduled Principal	664,158.57	7.58	0.00	664,166.15
Negative Amortization	-2,085,681.88	-1,405,801.42	-756,491.22	-4,247,974.52
Unscheduled Principal	10,942,739.79	8,216,158.36	4,831,050.97	23,989,949.12
Realized Principal Losses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Ending Pool Stated Principal Balance	595,320,678.74	396,717,255.48	205,551,295.18	1,197,589,229.40
Beginning Weighted Average Mortgage Rate	8.05639%	8.18837%	8.27644%	
Beginning Weighted Average Net Mortgage Rate	7.66301%	7.78996%	7.87409%	
Ending Weighted Average Mortgage Rate	8.05616%	8.18784%	8.27977%	
Ending Weighted Average Net Mortgage Rate	7.66260%	7.78977%	7.87700%	
Beginning Weighted Average Remaining Term to Maturity	371	380	388	
Ending Weighted Average Remaining Term to Maturity	370	380	386	



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**Servicer Remittance Summary**

**Interest Remittance Amount**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Group III</b></u>	<u><b>Total</b></u>
Scheduled Interest	4,057,426.66	2,746,936.65	1,443,717.70	8,248,081.02
Less: Servicing Fees	-189,013.09	-126,102.38	-65,508.08	-380,623.55
Less: Mortgage Insurance Premium (LPMI)	-4,729.78	-4,843.70	-3,205.81	-12,779.30
Liquidation Interest Proceeds	0.00	0.00	0.00	0.00
Compensating Interest	3,275.33	6,590.75	2,078.40	11,944.48
Less: Non-Recoverable Interest Advances	0.00	0.00	0.00	0.00
Total Interest Remittance Amount	3,866,959.12	2,622,581.32	1,377,082.21	7,866,622.65

**Principal Remittance Amount**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Group III</b></u>	<u><b>Total</b></u>
Scheduled Principal	2,040.20	7.58	0.00	2,047.78
Negative Amortization	-2,085,681.88	-1,405,801.42	-756,491.22	-4,247,974.52
Curtailment Principal	439,171.13	210,696.58	558,486.91	1,208,354.62
Paid in Full Principal	10,503,568.66	8,005,461.78	4,272,564.06	22,781,594.50
Repurchased Principal	662,118.37	0.00	0.00	662,118.37
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	0.00	0.00	0.00	0.00
Total Principal Remittance Amount	<u>9,521,216.48</u>	<u>6,810,364.52</u>	<u>4,074,559.75</u>	<u>20,406,140.75</u>
<b>Total Remittance</b>	<b>13,388,175.60</b>	<b>9,432,945.84</b>	<b>5,451,641.96</b>	<b>28,272,763.40</b>



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**Amounts Distributable to the Certificates**

**Pursuant to Aggregate Loan Group I**

Principal Remittance Amount	16,331,581.00
Interest Remittance	6,489,540.42
Less: Trustee Fee	<u>7,562.77</u>
Interest Funds	6,481,977.65

**Pursuant to Aggregate Loan Group II**

Principal Remittance Amount	4,074,559.75
Interest Remittance	1,377,082.14
Less: Trustee Fee	<u>1,572.19</u>
Interest Funds	1,375,509.95

**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	-108,878.48	-100,587.30	-27,552.55	-237,018.33
Interest Advances	211,290.08	195,298.33	56,546.62	463,135.03
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	102,411.60	94,711.03	28,994.07	226,116.70





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**Fees of the Trust**

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</u>
Gross Master Servicing Fee	189,013.09	126,102.38	65,508.08	380,623.55
Net Master Servicing Fee	185,737.76	119,511.63	63,429.68	368,679.07
Trustee Fee	4,536.31	3,026.46	1,572.19	9,134.97
Mortgage Insurance Premium (LPMI)	4,729.78	4,843.70	3,205.81	12,779.30
Total Net Loan Fees	190,274.07	122,538.09	65,001.88	377,814.04

**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	10,503,568.66	8,005,461.78	4,272,564.06	22,781,594.50
Prepayment Interest Excess	0.00	0.00	0.00	0.00
Prepayment Interest Shortfall	3,275.33	6,590.75	2,078.40	11,944.48
Compensating Interest	3,275.33	6,590.75	2,078.40	11,944.48
Non-Supported Prepayment Interest Shortfall	-0.00	0.00	0.00	0.00
Prepayment Charges	64,757.85	239,167.82	21,610.75	325,536.42
CPR %	19.633%	21.807%	24.329%	
SMM %	1.805%	2.029%	2.296%	

**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	0.00	0.00	0.00	0.00
Aggregate Principal Substitution Shortfall Amount	0.00	0.00	0.00	0.00



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**Trust Accounts**

**Certificate Account**

		<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</u>
	Beginning Balance	0.00	0.00	0.00	0.00
Deposits	Principal Remittance	9,521,216.48	6,810,364.52	4,074,559.75	20,406,140.75
	Interest Remittance	3,866,959.12	2,622,581.32	1,377,082.21	7,866,622.65
	Prepayment Charges	<u>64,757.85</u>	<u>239,167.82</u>	<u>21,610.75</u>	<u>325,536.42</u>
	Total Deposits	13,452,933.45	9,672,113.66	5,473,252.71	28,598,299.82
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>13,452,933.45</u>	<u>9,672,113.66</u>	<u>5,473,252.71</u>	<u>28,598,299.82</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	28,598,299.82
Withdrawals	To the trustee, the Trustee Fee	9,134.97
	Payment of Prepayment Penalties to P Classes	325,536.42
	Principal and Interest Payments	28,263,628.35
	To Terminate the Distribution Account	<u>0.00</u>
	Total Withdrawals	<u>28,598,299.73</u>
	Ending Balance	0.00



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**Carryover Reserve Account**

	Beginning Balance	1,000.00
Deposits	Excess Cashflow, to pay shortfalls	1,057.58
Withdrawals	Month 1 NRC Payment	0.00
	To Pay Interest Shortfalls	1,057.58
	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			
	Loan Count	Loan Count %	Balance	Balance %	Loan Count	Loan Count %	Balance	Balance %	Loan Count	Loan Count %	Balance	Balance %
Group 1	43	3.44551%	21,155,298.02	3.55360%	4	0.32051%	2,340,905.33	0.39322%	6	0.48077%	3,757,103.21	0.63111%
Group 2	43	3.91265%	17,757,798.82	4.47619%	12	1.09190%	5,709,535.84	1.43920%	7	0.63694%	2,249,807.87	0.56711%
Group 3	13	2.39852%	5,139,165.23	2.50019%	0	0.00000%	0.00	0.00000%	4	0.73801%	929,659.08	0.45228%
<b>Total</b>	<b>99</b>	<b>3.42679%</b>	<b>44,052,262.07</b>	<b>3.67841%</b>	<b>16</b>	<b>0.55382%</b>	<b>8,050,441.17</b>	<b>0.67222%</b>	<b>17</b>	<b>0.58844%</b>	<b>6,936,570.16</b>	<b>0.57921%</b>

  

	Foreclosure				Bankruptcy				REO			
	Loan Count	Loan Count %	Balance	Balance %	Loan Count	Loan Count %	Balance	Balance %	Loan Count	Loan Count %	Balance	Balance %
Group 1	5	0.40064%	3,008,025.65	0.50528%	0	0.00000%	0.00	0.00000%	1	0.08013%	892,195.77	0.14987%
Group 2	7	0.63694%	2,215,349.09	0.55842%	0	0.00000%	0.00	0.00000%	1	0.09099%	554,794.18	0.13985%
Group 3	3	0.55351%	1,996,512.26	0.97130%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
<b>Total</b>	<b>15</b>	<b>0.51921%</b>	<b>7,219,887.00</b>	<b>0.60287%</b>	<b>0</b>	<b>0.00000%</b>	<b>0.00</b>	<b>0.00000%</b>	<b>2</b>	<b>0.06923%</b>	<b>1,446,989.95</b>	<b>0.12083%</b>



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



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**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	1,220,421.99
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	421,408.38
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	1.60766%	1.32643%	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	1,064,909,769.16
Class A Percentage	90.777513%	89.433070%
Class 1M1	32,450,000.00	32,450,000.00
Class 1M1 Percentage	2.378479%	2.725210%
Class 1M2	19,834,000.00	19,834,000.00
Class 1M2 Percentage	1.453767%	1.665696%
Class 1M3	8,559,000.00	8,559,000.00
Class 1M3 Percentage	0.627347%	0.718800%
Class 1M4	15,842,000.00	15,842,000.00
Class 1M4 Percentage	1.161167%	1.330440%
Class 1M5	5,688,000.00	5,688,000.00
Class 1M5 Percentage	0.416912%	0.477689%
Class 1M6	9,078,000.00	9,078,000.00
Class 1M6 Percentage	0.665388%	0.762387%
Class 1M7	5,673,000.00	5,673,000.00
Class 1M7 Percentage	0.415812%	0.476429%
Class 2M1	15,631,000.00	15,631,000.00
Class 2M1 Percentage	1.145701%	1.312720%
Class 2M2	6,090,000.00	6,090,000.00
Class 2M2 Percentage	0.446377%	0.511449%
Class 2M3	1,561,000.00	1,561,000.00
Class 2M3 Percentage	0.114416%	0.131096%
Class 2M4	1,089,000.00	1,089,000.00
Class 2M4 Percentage	0.079820%	0.091456%
Class 2M5	1,443,000.00	1,443,000.00
Class 2M5 Percentage	0.105767%	0.121186%
Class 2M6	1,206,000.00	1,206,000.00
Class 2M6 Percentage	0.088396%	0.101282%
Class 2M7	1,680,000.00	1,680,000.00
Class 2M7 Percentage	0.123138%	0.141089%



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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	1.202	1,322,175.99	0.222
100,000.00 - 200,000.00	150	12.019	24,053,402.65	4.040
200,000.00 - 300,000.00	241	19.311	61,702,332.73	10.365
300,000.00 - 400,000.00	191	15.304	68,678,164.84	11.536
400,000.00 - 500,000.00	208	16.667	96,914,015.36	16.279
500,000.00 - 600,000.00	168	13.462	93,198,042.25	15.655
600,000.00 - 700,000.00	89	7.131	58,678,111.76	9.857
700,000.00 - 800,000.00	46	3.686	35,347,299.62	5.938
800,000.00 - 900,000.00	35	2.804	30,507,491.32	5.125
900,000.00 - 1,000,000.00	46	3.686	45,036,415.24	7.565
1,000,000.00 - 1,100,000.00	10	0.801	10,985,347.71	1.845
1,100,000.00 - 1,200,000.00	12	0.962	14,309,596.13	2.404
1,200,000.00 - 1,300,000.00	6	0.481	7,585,593.09	1.274
1,300,000.00 - 1,400,000.00	14	1.122	19,575,219.43	3.288
1,400,000.00 - 1,500,000.00	13	1.042	19,496,141.87	3.275
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	0.080	1,815,165.02	0.305
1,800,000.00 - 1,900,000.00	0	0.000	0.00	0.000
1,900,000.00 - 2,000,000.00	3	0.240	6,116,163.73	1.027
> 2,000,000.00	0	0.000	0.00	0.000
<b>Wgt Ave / Total:</b>	<b>1248</b>	<b>100.000</b>	<b>595,320,678.74</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	32	2.912	2,519,152.20	0.635
100,000.00 - 200,000.00	219	19.927	34,734,266.01	8.755
200,000.00 - 300,000.00	271	24.659	69,072,693.80	17.411
300,000.00 - 400,000.00	244	22.202	87,908,511.31	22.159
400,000.00 - 500,000.00	128	11.647	58,734,724.59	14.805
500,000.00 - 600,000.00	94	8.553	52,442,615.14	13.219
600,000.00 - 700,000.00	51	4.641	33,596,678.26	8.469
700,000.00 - 800,000.00	24	2.184	18,485,142.08	4.660
800,000.00 - 900,000.00	11	1.001	9,785,554.84	2.467
900,000.00 - 1,000,000.00	12	1.092	11,782,888.78	2.970
1,000,000.00 - 1,100,000.00	1	0.091	1,034,651.64	0.261
1,100,000.00 - 1,200,000.00	3	0.273	3,623,566.91	0.913
1,200,000.00 - 1,300,000.00	2	0.182	2,554,310.08	0.644
1,300,000.00 - 1,400,000.00	4	0.364	5,542,277.61	1.397
1,400,000.00 - 1,500,000.00	2	0.182	3,010,097.64	0.759
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	0.091	1,890,124.59	0.476
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





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**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>
<b>Wgt Ave / Total:</b>	<b>1099</b>	<b>100.000</b>	<b>396,717,255.48</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	24	4.428	1,938,976.78	0.943
100,000.00 - 200,000.00	100	18.450	15,840,893.76	7.707
200,000.00 - 300,000.00	137	25.277	34,970,187.19	17.013
300,000.00 - 400,000.00	105	19.373	37,243,631.88	18.119
400,000.00 - 500,000.00	68	12.546	31,452,653.05	15.302
500,000.00 - 600,000.00	38	7.011	21,284,019.14	10.355
600,000.00 - 700,000.00	22	4.059	14,405,858.60	7.008
700,000.00 - 800,000.00	15	2.768	11,544,384.67	5.616
800,000.00 - 900,000.00	5	0.923	4,276,057.57	2.080
900,000.00 - 1,000,000.00	11	2.030	10,750,103.39	5.230
1,000,000.00 - 1,100,000.00	5	0.923	5,344,795.89	2.600
1,100,000.00 - 1,200,000.00	6	1.107	7,102,570.31	3.455
1,200,000.00 - 1,300,000.00	1	0.185	1,241,531.15	0.604
1,300,000.00 - 1,400,000.00	0	0.000	0.00	0.000
1,400,000.00 - 1,500,000.00	3	0.554	4,573,386.53	2.225
1,500,000.00 - 1,600,000.00	1	0.185	1,520,784.23	0.740
1,600,000.00 - 1,700,000.00	0	0.000	0.00	0.000
1,700,000.00 - 1,800,000.00	0	0.000	0.00	0.000
1,800,000.00 - 1,900,000.00	0	0.000	0.00	0.000
1,900,000.00 - 2,000,000.00	1	0.185	2,061,461.04	1.003
> 2,000,000.00	0	0.000	0.00	0.000
<b>Wgt Ave / Total:</b>	<b>542</b>	<b>100.000</b>	<b>205,551,295.18</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	284	22.756	168,322,765.11	28.274
1.0 - 1.5	361	28.926	163,084,600.37	27.394
1.5 - 2.0	139	11.138	60,310,303.28	10.131
2.0 - 2.5	62	4.968	24,098,905.90	4.048
2.5 - 3.0	36	2.885	9,826,888.55	1.651
3.0 - 3.5	14	1.122	3,578,000.39	0.601
3.5 - 4.0	8	0.641	2,083,007.24	0.350
4.0 - 4.5	6	0.481	1,346,816.80	0.226
4.5 - 5.0	1	0.080	219,609.46	0.037
5.0 - 5.5	2	0.160	901,284.00	0.151
5.5 - 6.0	8	0.641	4,537,008.37	0.762
6.0 - 6.5	42	3.365	21,516,392.64	3.614
6.5 - 7.0	179	14.343	90,983,697.80	15.283
7.0 - 7.5	39	3.125	16,395,504.14	2.754
7.5 - 8.0	63	5.048	26,817,464.08	4.505



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 Coupon</u>			<u>Number of Items</u>	<u>Percent of Items</u>	<u>Principal Balance</u>	<u>Percent of Balance</u>
8.0	-	8.5	4	0.321	1,298,430.61	0.218
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>1248</b>	<b>100.000</b>	<b>595,320,678.74</b>	<b>100.000</b>

**Group II**

<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	195	17.743	78,626,864.27	19.819
1.0	-	1.5	372	33.849	141,430,843.30	35.650
1.5	-	2.0	180	16.379	64,047,550.82	16.144
2.0	-	2.5	101	9.190	29,527,171.77	7.443
2.5	-	3.0	57	5.187	16,667,698.34	4.201
3.0	-	3.5	14	1.274	2,490,605.17	0.628
3.5	-	4.0	6	0.546	1,279,918.72	0.323
4.0	-	4.5	10	0.910	2,318,383.80	0.584
4.5	-	5.0	1	0.091	223,546.59	0.056
5.0	-	5.5	1	0.091	105,832.84	0.027
5.5	-	6.0	1	0.091	224,881.60	0.057
6.0	-	6.5	5	0.455	2,273,083.01	0.573
6.5	-	7.0	33	3.003	11,462,494.75	2.889
7.0	-	7.5	81	7.370	30,019,343.66	7.567
7.5	-	8.0	37	3.367	14,350,160.63	3.617
8.0	-	8.5	3	0.273	1,071,375.17	0.270
8.5	-	9.0	2	0.182	597,501.04	0.151
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>1099</b>	<b>100.000</b>	<b>396,717,255.48</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	12.546	26,733,720.36	13.006
1.0	-	1.5	106	19.557	41,021,901.70	19.957
1.5	-	2.0	48	8.856	20,931,778.12	10.183
2.0	-	2.5	42	7.749	12,410,346.88	6.038
2.5	-	3.0	18	3.321	4,207,924.77	2.047
3.0	-	3.5	9	1.661	1,835,350.63	0.893
3.5	-	4.0	4	0.738	987,497.97	0.480
4.0	-	4.5	2	0.369	638,003.50	0.310
4.5	-	5.0	1	0.185	398,484.94	0.194



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**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>
5.0 - 5.5	2	0.369	205,500.06	0.100
5.5 - 6.0	1	0.185	879,149.21	0.428
6.0 - 6.5	10	1.845	5,544,461.04	2.697
6.5 - 7.0	93	17.159	35,215,861.92	17.132
7.0 - 7.5	122	22.509	48,747,891.77	23.716
7.5 - 8.0	11	2.030	3,871,561.94	1.884
8.0 - 8.5	4	0.738	1,411,096.45	0.686
8.5 - 9.0	1	0.185	510,763.92	0.248
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>542</b>	<b>100.000</b>	<b>205,551,295.18</b>	<b>100.000</b>

**Group I**

<u>Update Term</u>	<u>Number of Items</u>	<u>Percent of Items</u>	<u>Principal Balance</u>	<u>Percent of Balance</u>
<= 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	1025	82.131	489,326,266.30	82.195
> 360	223	17.869	105,994,412.44	17.805
<b>Wgt Ave / Total:</b>	<b>1248</b>	<b>100.000</b>	<b>595,320,678.74</b>	<b>100.000</b>

**Group II**

<u>Update Term</u>	<u>Number of Items</u>	<u>Percent of Items</u>	<u>Principal Balance</u>	<u>Percent of Balance</u>
<= 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	849	77.252	294,948,066.71	74.347
> 360	250	22.748	101,769,188.77	25.653
<b>Wgt Ave / Total:</b>	<b>1099</b>	<b>100.000</b>	<b>396,717,255.48</b>	<b>100.000</b>

**Group III**

<u>Update Term</u>	<u>Number of Items</u>	<u>Percent of Items</u>	<u>Principal Balance</u>	<u>Percent of Balance</u>
<= 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	373	68.819	139,880,390.70	68.051
> 360	169	31.181	65,670,904.48	31.949
<b>Wgt Ave / Total:</b>	<b>542</b>	<b>100.000</b>	<b>205,551,295.18</b>	<b>100.000</b>