RESIDENTIAL FUNDING MORTGAGE SECURITIES II, INC.
HOME EQUITY LOAN TRUST 2006-HI1
RESIDENTIAL FUNDING CORPORATION - MASTER SERVICER
STATEMENT TO CERTIFICATEHOLDERS

DISTRIBUTION SUMMARY

CLASS	CUSIP	ORIGINAL FACE VALUE	PRINCIPAL BALANCE BEFORE DISTRIBUTION	CURRENT PASS-THROUGH RATE	PRINCIPAL DISTRIBUTION	INTEREST DISTRIBUTION	TOTAL DISTRIBUTION	*DEFERRED INTEREST	PRINCIPAL LOSS	ADDITIONAL BALANCE	REMAINING PRINCIPAL BALANCE
A-1	76110VTT5	86,413,000.00	65,050,578.48	5.43000 %	3,690,634.76	323,789.25	4,014,424.01	0.00	0.00	0.00	61,359,943.72
A-2	76110VTU2	18,423,000.00	18,423,000.00	5.53000 %	0.00	84,899.32	84,899.32	0.00	0.00	0.00	18,423,000.00
A-3	76110VTV0	32,614,000.00	32,614,000.00	5.57000 %	0.00	151,383.32	151,383.32	0.00	0.00	0.00	32,614,000.00
A-4	76110VTW8	16,436,000.00	16,436,000.00	5.92000 %	0.00	81,084.27	81,084.27	0.00	0.00	0.00	16,436,000.00
M-1	76110VTX6	15,021,000.00	15,021,000.00	6.01000 %	0.00	75,230.17	75,230.17	0.00	0.00	0.00	15,021,000.00
M-2	76110VTY4	14,373,000.00	14,373,000.00	6.06000 %	0.00	72,583.65	72,583.65	0.00	0.00	0.00	14,373,000.00
M-3	76110VTZ1	4,431,000.00	4,431,000.00	6.16000 %	0.00	22,745.80	22,745.80	0.00	0.00	0.00	4,431,000.00
M-4	76110VUA4	4,863,000.00	4,863,000.00	6.26000 %	0.00	25,368.65	25,368.65	0.00	0.00	0.00	4,863,000.00
M-5	76110VUB2	4,431,000.00	4,431,000.00	6.45000 %	0.00	23,816.62	23,816.62	0.00	0.00	0.00	4,431,000.00
M-6	76110VUC0	4,106,000.00	4,106,000.00	6.60000 %	0.00	22,583.00	22,583.00	0.00	0.00	0.00	4,106,000.00
M-7	76110VUD8	3,998,000.00	3,998,000.00	7.15000 %	0.00	23,821.42	23,821.42	0.00	0.00	0.00	3,998,000.00
M-8	76110VUE6	5,727,000.00	5,727,000.00	7.40000 %	0.00	35,316.50	35,316.50	0.00	0.00	0.00	5,727,000.00
M-9	76110VUF3	3,350,000.00	3,350,000.00	8.19000 %	0.00	22,863.75	22,863.75	0.00	0.00	0.00	3,350,000.00
CERTS		1,929,124.17	8,796,786.63	0.00000 %	0.00	0.00	0.00	821,417.91	0.00	0.00	9,618,204.54
		216,115,124.17	201,620,365.11		3,690,634.76	965,485.72	4,656,120.48	821,417.91	0.00	0.00	198,751,148.26

DISTRIBUTION FACTOR SUMMARY
AMOUNTS PER $1,000 UNIT

* DEFERRED INTEREST - INCLUDES NON-CASH ALLOCATIONS

CLASS	PRINCIPAL BALANCE BEFORE DISTRIBUTION	PRINCIPAL DISTRIBUTION	INTEREST DISTRIBUTION	ADDITIONAL BALANCE	TOTAL DISTRIBUTION	DEFERRED INTEREST	PRINCIPAL BALANCE AFTER DISTRIBUTION
A-1	752.786947	42.709254	3.746997	0.000000	46.456251	0.000000	710.077693
A-2	1,000.000000	0.000000	4.608333	0.000000	4.608333	0.000000	1,000.000000
A-3	1,000.000000	0.000000	4.641667	0.000000	4.641667	0.000000	1,000.000000
A-4	1,000.000000	0.000000	4.933334	0.000000	4.933334	0.000000	1,000.000000
M-1	1,000.000000	0.000000	5.008333	0.000000	5.008333	0.000000	1,000.000000
M-2	1,000.000000	0.000000	5.050000	0.000000	5.050000	0.000000	1,000.000000
M-3	1,000.000000	0.000000	5.133333	0.000000	5.133333	0.000000	1,000.000000
M-4	1,000.000000	0.000000	5.216667	0.000000	5.216667	0.000000	1,000.000000
M-5	1,000.000000	0.000000	5.374999	0.000000	5.374999	0.000000	1,000.000000
M-6	1,000.000000	0.000000	5.500000	0.000000	5.500000	0.000000	1,000.000000
M-7	1,000.000000	0.000000	5.958334	0.000000	5.958334	0.000000	1,000.000000
M-8	1,000.000000	0.000000	6.166667	0.000000	6.166667	0.000000	1,000.000000
M-9	1,000.000000	0.000000	6.825000	0.000000	6.825000	0.000000	1,000.000000

DETERMINATION DATE 20-November-2006
PAYMENT DATE 27-November-2006

RESIDENTIAL FUNDING CORPORATION
2255 NORTH ONTARIO STREET, SUITE 400
BURBANK, CA 91504-2130
(818) 260-1400
www.gmacrfc.com/investors/

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STATEMENT TO CERTIFICATEHOLDERS

INTEREST DISTRIBUTION SUMMARY

CLASS	RECORD DATE	ACCRUAL DATES	INTEREST ACCRUAL METHODOLOGY	ACCRUED CERTIFICATE INTEREST	PREPAYMENT INTEREST SHORTFALL ALLOCATED	SERVICEMEMBERS CIVIL RELIEF ACT SHORTFALL ALLOCATED	PRIOR PERIOD SHORTFALLS REPAID	CERTIFICATE INTEREST DISTRIBUTION AMOUNT
A-1	11/24/2006	10/25/2006-11/26/2006	Actual/360	323,789.25	0.00	0.00	0.00	323,789.25
A-2	10/31/2006	10/01/2006-10/31/2006	30/360	84,899.32	0.00	0.00	0.00	84,899.32
A-3	10/31/2006	10/01/2006-10/31/2006	30/360	151,383.32	0.00	0.00	0.00	151,383.32
A-4	10/31/2006	10/01/2006-10/31/2006	30/360	81,084.27	0.00	0.00	0.00	81,084.27
M-1	10/31/2006	10/01/2006-10/31/2006	30/360	75,230.17	0.00	0.00	0.00	75,230.17
M-2	10/31/2006	10/01/2006-10/31/2006	30/360	72,583.65	0.00	0.00	0.00	72,583.65
M-3	10/31/2006	10/01/2006-10/31/2006	30/360	22,745.80	0.00	0.00	0.00	22,745.80
M-4	10/31/2006	10/01/2006-10/31/2006	30/360	25,368.65	0.00	0.00	0.00	25,368.65
M-5	10/31/2006	10/01/2006-10/31/2006	30/360	23,816.62	0.00	0.00	0.00	23,816.62
M-6	10/31/2006	10/01/2006-10/31/2006	30/360	22,583.00	0.00	0.00	0.00	22,583.00
M-7	10/31/2006	10/01/2006-10/31/2006	30/360	23,821.42	0.00	0.00	0.00	23,821.42
M-8	10/31/2006	10/01/2006-10/31/2006	30/360	35,316.50	0.00	0.00	0.00	35,316.50
M-9	10/31/2006	10/01/2006-10/31/2006	30/360	22,863.75	0.00	0.00	0.00	22,863.75
CERTS	10/31/2006	10/01/2006-10/31/2006	30/360	0.00	0.00	0.00	0.00	0.00
DEAL TOTALS				965,485.72	0.00	0.00	0.00	965,485.72

CLASS	PREPAYMENT INTEREST SHORTFALL AMOUNTS					BASIS RISK/NET WAC SHORTFALL AMOUNTS				
	CURRENT PERIOD	PRIOR PERIOD UNPAID	PRIOR UNPAID ACCRUED INTEREST	TOTAL PAID	REMAINING UNPAID	CURRENT PERIOD	PRIOR PERIOD UNPAID	PRIOR UNPAID ACCRUED INTEREST	TOTAL PAID	REMAINING UNPAID
A-1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
M-1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
M-2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
M-3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
M-4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
M-5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
M-6	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
M-7	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
M-8	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
M-9	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DEAL TOTALS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

INDEX VALUE USED FOR THE CURRENT DISTRIBUTION : 0.00000

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RESIDENTIAL FUNDING CORPORATION - MASTER SERVICER
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COLLATERAL SUMMARY

POOL/GROUP	MASTER SERVICER FEE AMOUNT	SUBSERVICER FEE AMOUNT	WEIGHTED AVERAGE GROSS RATE	WEIGHTED AVERAGE NET RATE	WEIGHTED AVERAGE REMAINING AMORTIZATION TERM	WEIGHTED AVERAGE MONTHS TO MATURITY	WEIGHTED AVERAGE REMAINING DRAW MONTHS	PERCENTAGE OF DELINQUENT LOANS	ADDITIONAL DRAW AMOUNTS
POOL -50270	13,441.65	84,008.13	11.89435196 %	11.89435196 %	223.19	204.84	0.00	1.2996291 %	0.00
DEAL TOTALS	13,441.65	84,008.13						1.2996291 %	0.00

POOL/GROUP	BEGINNING OF PERIOD COUNT	BEGINNING OF PERIOD AMOUNT	PAYOFFS COUNT	PAYOFFS AMOUNT	REPURCHASES COUNT	REPURCHASES AMOUNT	LIQUIDATIONS COUNT	LIQUIDATIONS AMOUNT	END OF PERIOD COUNT	END OF PERIOD AMOUNT
POOL (50270)	4,578	201,620,365.11	56	2,284,850.82	0	0.00	5	175,939.22	4,518	198,751,148.26
DEAL TOTALS	4,578	201,620,365.11	56	2,284,850.82	0	0.00	5	175,939.22	4,518	198,751,148.26

DELINQUENCY SUMMARY

	CURRENT		DELINQUENCY									
			30-59 DAYS		60-89 DAYS		90-119 DAYS		120-149 DAYS		150-179 DAYS	
POOL/GROUP	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT
POOL (50270)	4,446	195,387,574.22	32	1,516,967.03	17	881,583.09	4	184,477.62	9	402,116.47	10	378,429.83
DEAL TOTALS	4,446	195,387,574.22	32	1,516,967.03	17	881,583.09	4	184,477.62	9	402,116.47	10	378,429.83

	180+ DAYS		FORECLOSURE		REO LOANS		PAID OFF		REPURCHASED		LIQUIDATED	
POOL/GROUP	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT
POOL (50270)	0	0.00	0	0.00	0	0.00	56	2,284,850.82	0	0.00	5	175,939.22
DEAL TOTALS	0	0.00	0	0.00	0	0.00	56	2,284,850.82	0	0.00	5	175,939.22

Delinquency information appearing on this statement has been derived using the OTS method.

RESIDENTIAL FUNDING MORTGAGE SECURITIES II, INC.
HOME EQUITY LOAN TRUST 2006-HI1
RESIDENTIAL FUNDING CORPORATION - MASTER SERVICER
STATEMENT TO CERTIFICATEHOLDERS

COLLECTIONS SUMMARY

	POOL (50270)	DEAL TOTALS
(1) INTEREST COLLECTIONS	1,902,909.34	1,902,909.34
(2) PRINCIPAL COLLECTIONS	2,753,211.14	2,753,211.14
(3) ADDITIONAL BALANCE	0.00	0.00
(4) NET PRINCIPAL COLLECTIONS	2,753,211.14	2,753,211.14
(5) ADJUSTMENT AMOUNT	0.00	0.00
(6) INSURED PAYMENT AMOUNT	0.00	0.00
(7) TOTAL COLLECTIONS AMOUNT	4,656,120.48	4,656,120.48

ALLOCATION OF PAYMENTS

	POOL (50270)	DEAL TOTALS
(1) TOTAL COLLECTIONS	4,656,120.48	4,656,120.48
(2) INTEREST DISTRIBUTION AMOUNT	965,485.72	965,485.72
(3) PRINCIPAL COLLECTION DISTRIBUTION AMOUNT	2,753,211.14	2,753,211.14
(4) LIQUIDATION LOSS DISTRIBUTION AMOUNT	116,005.71	116,005.71
(5) RESERVE INCREASE AMOUNT	821,417.91	821,417.91
(6) INDENTURE TRUSTEE - UNPAID AMOUNTS OWED	0.00	0.00
(7) REMAINING AMOUNT TO SB CERTIFICATES	0.00	0.00

PREPAYMENT FEE SUMMARY

	POOL (50270)	DEAL TOTALS
(1) PREPAYMENT FEE COLLECTED	18,333.74	18,333.74
(2) PREPAYMENT FEE PAID TO SB CERTIFICATES	18,333.74	18,333.74

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RESIDENTIAL FUNDING MORTGAGE SECURITIES II, INC.
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LIQUIDATION LOSS SUMMARY

	CURRENT PERIOD REALIZED LOSSES	DEEMED LIQUIDATIONS	CHARGE-OFFS	BANKRUPTCY	TOTAL LIQUIDATIONS
	(1) LOSS COUNT	1	4	0	5
POOL (50270)	(2) BEGINNING AGGREGATE ACTUAL BALANCE	29,235.12	146,704.10	0.00	175,939.22
	(3) REALIZED LOSS AMOUNT	29,235.12	86,770.59	0.00	116,005.71
	(1) LOSS COUNT	1	4	0	5
DEAL TOTAL	(2) BEGINNING AGGREGATE ACTUAL BALANCE	29,235.12	146,704.10	0.00	175,939.22
	(3) REALIZED LOSS AMOUNT	29,235.12	86,770.59	0.00	116,005.71

	CUMULATIVE REALIZED LOSSES	DEEMED LIQUIDATIONS	CHARGE-OFFS	BANKRUPTCY	TOTAL LIQUIDATIONS
	(1) LOSS COUNT	3	5	0	8
POOL (50270)	(2) TOTAL REALIZED LOSS	96,428.08	134,363.93	0.00	230,792.01
	(1) LOSS COUNT	3	5	0	8
DEAL TOTAL	(2) TOTAL REALIZED LOSS	96,428.08	134,363.93	0.00	230,792.01

	SUBSEQUENT RECOVERIES	CURRENT PERIOD	CUMULATIVE
	(1) SUBSEQUENT RECOVERIES COUNT	0	0
POOL (50270)	(2) SUBSEQUENT PRINCIPAL RECOVERIES	0.00	0.00
	(3) NET LOSS	116,005.71	230,792.01
	(4) NET LOSS %	0.053678 %	0.106791 %
	(1) SUBSEQUENT RECOVERIES COUNT	0	0
DEAL TOTAL	(2) SUBSEQUENT PRINCIPAL RECOVERIES	0.00	0.00
	(3) NET LOSS	116,005.71	230,792.01
	(4) NET LOSS %	0.053678 %	0.053678 %

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PERFORMANCE TRIGGER SUMMARY

POOL/GROUP	TRIGGER TEST NAME	TRIGGER TEST DESCRIPTION	TRIGGER TEST RESULT
POOL (50270)	Stepdown Date (x)	Payment Date >= 04/25/2009	Fail
POOL (50270)	Stepdown Date (y)	Pool Balance < 50% of Cut-Off Balance	Fail
POOL (50270)	Stepdown Date	Later to occur of Clause (x) and Clause (y)	Stepdown Date has not occurred
POOL (50270)	Trigger Event (i)	3-month Avg. Sixty-Plus Delinquency Percentage Test	Trigger not in effect
POOL (50270)	Trigger Event (ii)	Aggregate Liq. Loss Amount > Predetermined % * Cut-off Date Balance	Trigger not in effect
POOL (50270)	Trigger Event (iii)	6-Month Avg. Liq. Loss Amount > 50% * 6-Month Avg. Excess Spread	Trigger not in effect

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OVERCOLLATERALIZATION SUMMARY

	PRIOR REQUIRED OVERCOLLATERALIZATION AMOUNT	BEGINNING OVERCOLLATERALIZATION/ UNDERCOLLATERALIZATION AMOUNT	OVERCOLLATERALIZATION INCREASE AMOUNT	OVERCOLLATERALIZATION REDUCTION AMOUNT	ENDING OVERCOLLATERALIZATION/ UNDERCOLLATERALIZATION AMOUNT	CURRENT REQUIRED OVERCOLLATERALIZATION AMOUNT
	11,670,216.71	8,796,786.63	821,417.91	0.00	9,618,204.54	11,670,216.71
DEAL TOTALS	11,670,216.71	8,796,786.63	821,417.91	0.00	9,618,204.54	11,670,216.71

CREDIT ENHANCEMENT SUMMARY

POOL/GROUP	CREDIT ENHANCER	CREDIT ENHANCEMENT PREMIUM AMOUNT	CREDIT ENHANCEMENT DRAW AMOUNT	CREDIT ENHANCEMENT REIMBURSEMENT AMOUNT	CREDIT ENHANCEMENT UNREIMBURSED AMOUNT
POOL (50270)	No External Credit Enhancement	0.00	0.00	0.00	0.00
DEAL TOTALS		0.00	0.00	0.00	0.00

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REPURCHASE SUMMARY

	BREACH OF REPS AND WARRANTIES		OPTIONAL REPURCHASE OF DEFAULTED LOANS		SELLER SERVICER REPURCHASES		TOTAL	
POOL/GROUP	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT
POOL (50270)	0	0.00	0	0.00	0	0.00	0	0.00
DEAL TOTALS	0	0.00	0	0.00	0	0.00	0	0.00

MISCELLANEOUS INFORMATION SUMMARY

	CURRENT PERIOD SERVICE MEMBERS CIVIL RELIEF ACT INTEREST SHORTFALL	CURRENT PERIOD LOAN MODIFICATION RATE REDUCTION INTEREST SHORTFALL	CURRENT YEAR LIEN RELEASE LOAN COUNT	CURRENT YEAR LIEN RELEASE LOAN AMOUNT	CUMULATIVE LIEN RELEASE LOAN COUNT	CUMULATIVE LIEN RELEASE LOAN AMOUNT
POOL (50270)	590.95	0.00	0	0.00	0	0.00
DEAL TOTALS	590.95	0.00	0	0.00	0	0.00

	LIEN RELEASE OUTSTANDING PRINCIPAL AMOUNT AS A PERCENTAGE OF POOL BALANCE	CURRENT PERIOD ADVANCES OUTSTANDING	CURRENT PERIOD ADVANCES REIMBURSED
POOL (50270)	0.00000	0.00	0.00
DEAL TOTALS	0.00000	0.00	0.00

Notes:
The servicer may in its reasonable discretion make advances to pay off a first lien mortgage so that upon the servicer's foreclosure of the second mortgage, the property will be acquired free and clear of the first lien. When the sale of the acquired property is completed, such advances will be reimbursed from the sales proceeds.
As of October 2, 2006, the Bank of New York became the Trustee on all transactions on which JP Morgan Chase Bank was the Trustee.
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