

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	61,359,943.72	5.43000 %	3,356,749.65	268,398.62	3,625,148.27	0.00	0.00	0.00	58,003,194.07
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	9,618,204.54	0.00000 %	0.00	0.00	0.00	491,252.26	0.00	0.00	10,109,456.80
		216,115,124.17	198,751,148.26		3,356,749.65	910,095.09	4,266,844.74	491,252.26	0.00	0.00	195,885,650.87

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	DETERMINATION DATE	20-December-2006
								PAYMENT DATE	26-December-2006
A-1	710.077693	38.845424	3.105998	0.000000	41.951422	0.000000	671.232269		
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		

RESIDENTIAL FUNDING CORPORATION  
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RESIDENTIAL FUNDING MORTGAGE SECURITIES II, INC.  
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RESIDENTIAL FUNDING CORPORATION - MASTER SERVICER  
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	12/22/2006	11/27/2006-12/25/2006	Actual/360	268,398.62	0.00	0.00	0.00	268,398.62
A-2	11/30/2006	11/01/2006-11/30/2006	30/360	84,899.32	0.00	0.00	0.00	84,899.32
A-3	11/30/2006	11/01/2006-11/30/2006	30/360	151,383.32	0.00	0.00	0.00	151,383.32
A-4	11/30/2006	11/01/2006-11/30/2006	30/360	81,084.27	0.00	0.00	0.00	81,084.27
M-1	11/30/2006	11/01/2006-11/30/2006	30/360	75,230.17	0.00	0.00	0.00	75,230.17
M-2	11/30/2006	11/01/2006-11/30/2006	30/360	72,583.65	0.00	0.00	0.00	72,583.65
M-3	11/30/2006	11/01/2006-11/30/2006	30/360	22,745.80	0.00	0.00	0.00	22,745.80
M-4	11/30/2006	11/01/2006-11/30/2006	30/360	25,368.65	0.00	0.00	0.00	25,368.65
M-5	11/30/2006	11/01/2006-11/30/2006	30/360	23,816.62	0.00	0.00	0.00	23,816.62
M-6	11/30/2006	11/01/2006-11/30/2006	30/360	22,583.00	0.00	0.00	0.00	22,583.00
M-7	11/30/2006	11/01/2006-11/30/2006	30/360	23,821.42	0.00	0.00	0.00	23,821.42
M-8	11/30/2006	11/01/2006-11/30/2006	30/360	35,316.50	0.00	0.00	0.00	35,316.50
M-9	11/30/2006	11/01/2006-11/30/2006	30/360	22,863.75	0.00	0.00	0.00	22,863.75
CERTS	11/30/2006	11/01/2006-11/30/2006	30/360	0.00	0.00	0.00	0.00	0.00
DEAL TOTALS				910,095.09	0.00	0.00	0.00	910,095.09

PREPAYMENT INTEREST SHORTFALL AMOUNTS						BASIS RISK/NET WAC SHORTFALL AMOUNTS				
CLASS	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

INDEX VALUE USED FOR THE CURRENT DISTRIBUTION :

0.00000

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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	13,250.22	82,813.19	11.89537430 %	11.31537437 %	222.07	203.79	0.00	1.5734231 %	0.00
DEAL TOTALS	13,250.22	82,813.19						1.5734231 %	0.00

POOL/GROUP	BEGINNING OF PERIOD COUNT	AMOUNT	COUNT	PAYOFFS AMOUNT	COUNT	REPURCHASES AMOUNT	COUNT	LIQUIDATIONS AMOUNT	COUNT	END OF PERIOD COUNT	AMOUNT
POOL (50270)	4,518	198,751,148.26	51	2,068,213.60	0	0.00	10	378,429.83	4,457	195,885,650.87	
DEAL TOTALS	4,518	198,751,148.26	51	2,068,213.60	0	0.00	10	378,429.83	4,457	195,885,650.87	

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)	4,378	192,216,946.70	33	1,525,109.40	21	918,646.51	12	638,354.17	4	184,477.62	9	402,116.47
DEAL TOTALS	4,378	192,216,946.70	33	1,525,109.40	21	918,646.51	12	638,354.17	4	184,477.62	9	402,116.47

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	51	2,068,213.60	0	0.00	10	378,429.83
DEAL TOTALS	0	0.00		0	0.00	0	0.00	51	2,068,213.60	0	0.00	10	378,429.83

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

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COLLECTIONS SUMMARY

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	POOL (50270)	DEAL TOTALS
(1) INTEREST COLLECTIONS	1,779,777.18	1,779,777.18
(2) PRINCIPAL COLLECTIONS	2,487,067.56	2,487,067.56
(3) ADDITIONAL BALANCE	0.00	0.00
(4) NET PRINCIPAL COLLECTIONS	2,487,067.56	2,487,067.56
(5) ADJUSTMENT AMOUNT	0.00	0.00
(6) INSURED PAYMENT AMOUNT	0.00	0.00
(7) TOTAL COLLECTIONS AMOUNT	4,266,844.74	4,266,844.74

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ALLOCATION OF PAYMENTS

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	POOL (50270)	DEAL TOTALS
(1) TOTAL COLLECTIONS	4,266,844.74	4,266,844.74
(2) INTEREST DISTRIBUTION AMOUNT	910,095.09	910,095.09
(3) PRINCIPAL COLLECTION DISTRIBUTION AMOUNT	2,487,067.56	2,487,067.56
(4) LIQUIDATION LOSS DISTRIBUTION AMOUNT	378,429.83	378,429.83
(5) RESERVE INCREASE AMOUNT	491,252.26	491,252.26
(6) INDENTURE TRUSTEE - UNPAID AMOUNTS OWED	0.00	0.00
(7) REMAINING AMOUNT TO SB CERTIFICATES	0.00	0.00

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PREPAYMENT FEE SUMMARY

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	POOL (50270)	DEAL TOTALS
(1) PREPAYMENT FEE COLLECTED	23,035.89	23,035.89
(2) PREPAYMENT FEE PAID TO SB CERTIFICATES	23,035.89	23,035.89

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LIQUIDATION LOSS SUMMARY

CURRENT PERIOD REALIZED LOSSES		DEEMED LIQUIDATIONS	CHARGE-OFFS	BANKRUPTCY	TOTAL LIQUIDATIONS
POOL (50270)	(1) LOSS COUNT	10	0	0	10
	(2) BEGINNING AGGREGATE ACTUAL BALANCE	378,429.83	0.00	0.00	378,429.83
	(3) REALIZED LOSS AMOUNT	378,429.83	0.00	0.00	378,429.83
DEAL TOTAL	(1) LOSS COUNT	10	0	0	10
	(2) BEGINNING AGGREGATE ACTUAL BALANCE	378,429.83	0.00	0.00	378,429.83
	(3) REALIZED LOSS AMOUNT	378,429.83	0.00	0.00	378,429.83
CUMULATIVE REALIZED LOSSES		DEEMED LIQUIDATIONS	CHARGE-OFFS	BANKRUPTCY	TOTAL LIQUIDATIONS
POOL (50270)	(1) LOSS COUNT	13	5	0	18
	(2) TOTAL REALIZED LOSS	474,857.91	134,363.93	0.00	609,221.84
DEAL TOTAL	(1) LOSS COUNT	13	5	0	18
	(2) TOTAL REALIZED LOSS	474,857.91	134,363.93	0.00	609,221.84
SUBSEQUENT RECOVERIES		CURRENT PERIOD	CUMULATIVE		
POOL (50270)	(1) SUBSEQUENT RECOVERIES COUNT	0	0		
	(2) SUBSEQUENT PRINCIPAL RECOVERIES	0.00	0.00		
	(3) NET LOSS	378,429.83	609,221.84		
	(4) NET LOSS %	0.175106 %	0.281897 %		
DEAL TOTAL	(1) SUBSEQUENT RECOVERIES COUNT	0	0		
	(2) SUBSEQUENT PRINCIPAL RECOVERIES	0.00	0.00		
	(3) NET LOSS	378,429.83	609,221.84		
	(4) NET LOSS %	0.175106 %	0.175106 %		

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PERFORMANCE TRIGGER SUMMARY

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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	9,618,204.54	491,252.26	0.00	10,109,456.80	11,670,216.71
DEAL TOTALS	11,670,216.71	9,618,204.54	491,252.26	0.00	10,109,456.80	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)	0.00	0.00	0	0.00	0	0.00
DEAL TOTALS	0.00	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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