



101 Barclay Street, 8 West
New York, NY 10286

Officer: Cirino Emanuele
212-815-3087

Associate: Steven Chrysanthis
212-815-8318

CWMBS, Inc.
CHL Mortgage Pass-Through Trust 2006-TM1
Series 2006-TM1

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
A1	126694U97	Senior	Var-Act/360	785,986,820.01	6.869382	30,654,371.65	4,657,614.76	35,311,986.41	0.00	755,332,448.36	0.00
A2	126694V21	Strip PO	Fix-30/360	0.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00
XIO				861,009,962.35	0.062863	0.00	25,007.52	25,007.52	0.00	830,296,354.32	0.00
XIO1	126694V39	Strip IO	Var-30/360	787,384,221.54	0.012598	0.00	0.00	0.00	0.00	756,675,349.66	0.00
XIO2	126694V39	Strip IO	Var-30/360	73,625,740.81	0.600417	0.00	25,007.52	25,007.52	0.00	73,621,004.66	0.00
XPO				1,518,837.67	0.000000	59,236.38	0.00	59,236.38	0.00	1,459,601.30	0.00
XPO1	126694V39	Strip PO	Fix-30/360	1,397,401.53	0.000000	54,500.23	0.00	54,500.23	0.00	1,342,901.30	0.00
XPO2	126694V39	Strip PO	Fix-30/360	121,436.14	0.000000	4,736.15	0.00	4,736.15	0.00	116,700.00	0.00
AR	126694V47	Residual	Fix-30/360	0.00	6.869382	0.00	0.00	0.00	0.00	0.00	0.00
M	126694V54	Mezzanine	Var-Act/360	32,157,702.16	5.855000	0.00	162,132.88	162,132.88	0.00	32,157,702.16	0.00
B1	126694V62	Junior	Var-Act/360	14,700,578.24	6.235000	0.00	78,927.81	78,927.81	0.00	14,700,578.24	0.00
B2	126694V70	Junior	Var-Act/360	8,268,638.31	6.869382	0.00	52,582.80	52,582.80	0.00	8,268,638.31	0.00
B3	126694U63	Junior	Var-Act/360	7,809,214.03	6.869382	0.00	49,661.18	49,661.18	0.00	7,809,214.03	0.00
B4	126694U71	Junior	Var-Act/360	5,971,516.90	6.869382	0.00	37,974.70	37,974.70	0.00	5,971,516.90	0.00
B5	126694U89	Junior	Var-Act/360	4,596,654.68	6.869382	0.00	29,231.53	29,231.53	0.00	4,596,654.68	0.00
Totals				861,009,962.00		30,713,608.03	5,093,133.18	35,806,741.21	0.00	830,296,353.98	0.00



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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
A1	126694U97	846,058,000.00	785,986,820.01	30,654,371.65	30,654,371.65	0.00	0.00	755,332,448.36	0.89276674691
A2	126694V21	837,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000000
XIO		920,492,264.00	861,009,962.35	0.00	0.00	0.00	0.00	830,296,354.32	0.90201339739
XIO1	126694V39	846,895,850.00	787,384,221.54	0.00	0.00	0.00	0.00	756,675,349.66	0.89346919064
XIO2	126694V39	73,596,414.00	73,625,740.81	0.00	0.00	0.00	0.00	73,621,004.66	1.00033412851
XPO		0.00	1,518,837.67	59,236.38	59,236.38	0.00	0.00	1,459,601.30	0.00000000000
XPO1	126694V39	0.00	1,397,401.53	54,500.23	54,500.23	0.00	0.00	1,342,901.30	0.00000000000
XPO2	126694V39	0.00	121,436.14	4,736.15	4,736.15	0.00	0.00	116,700.00	0.00000000000
AR	126694V47	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000000
M	126694V54	32,198,000.00	32,157,702.16	0.00	0.00	0.00	0.00	32,157,702.16	0.99874843660
B1	126694V62	14,719,000.00	14,700,578.24	0.00	0.00	0.00	0.00	14,700,578.24	0.99874843668
B2	126694V70	8,279,000.00	8,268,638.31	0.00	0.00	0.00	0.00	8,268,638.31	0.99874843661
B3	126694U63	7,819,000.00	7,809,214.03	0.00	0.00	0.00	0.00	7,809,214.03	0.99874843688
B4	126694U71	5,979,000.00	5,971,516.90	0.00	0.00	0.00	0.00	5,971,516.90	0.99874843667
B5	126694U89	4,602,414.00	4,596,654.68	0.00	0.00	0.00	0.00	4,596,654.68	0.99874862969
Totals		920,492,264.00	861,009,962.00	30,713,608.03	30,713,608.03	0.00	0.00	830,296,353.98	



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Series 2006-TM1

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.
A1	785,986,820.01	6.869382	4,649,348.71	0.00	4,649,348.71	8,266.05	0.00	4,657,614.76	801,611.80
A2	0.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
XIO	861,009,962.35	0.062863	45,104.53	0.00	45,104.53	0.00	0.00	25,007.52	0.00
XIO1	787,384,221.54	0.012598	8,266.05	0.00	8,266.05	0.00	0.00	0.00	0.00
XIO2	73,625,740.81	0.600417	36,838.48	0.00	36,838.48	0.00	0.00	25,007.52	0.00
XPO	1,518,837.67	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
XPO1	1,397,401.53	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
XPO2	121,436.14	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
AR	0.00	6.869382	0.00	0.00	0.00	0.00	0.00	0.00	0.00
M	32,157,702.16	5.855000	162,132.88	0.00	162,132.88	0.00	0.00	162,132.88	0.00
B1	14,700,578.24	6.235000	78,927.81	0.00	78,927.81	0.00	0.00	78,927.81	0.00
B2	8,268,638.31	6.869382	48,911.49	0.00	48,911.49	3,671.31	0.00	52,582.80	0.00
B3	7,809,214.03	6.869382	46,193.85	0.00	46,193.85	3,467.33	0.00	49,661.18	0.00
B4	5,971,516.90	6.869382	35,323.32	0.00	35,323.32	2,651.38	0.00	37,974.70	0.00
B5	4,596,654.68	6.869382	27,190.60	0.00	27,190.60	2,040.94	0.00	29,231.53	0.00
Totals	861,009,962.00		5,093,133.19	0.00	5,093,133.19	20,097.01	0.00	5,093,133.18	801,611.80



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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 (%)
A1	126694U97	846,058,000.00	928.998744777	36.231997864	5.505077378	892.766746913	6.869382
A2	126694V21	837,750.00	0.000000000	0.000000000	0.000000000	0.000000000	0.000000
XIO		920,492,264.00	935.379900542	0.000000000	0.027167550	902.013397388	0.062863
XIO1	126694V39	846,895,850.00	929.729696448	0.000000000	0.000000000	893.469190645	0.012598
XIO2	126694V39	73,596,414.00	1,000.398481463	0.000000000	0.339792668	1,000.334128511	0.600417
XPO		0.00	0.000000000	0.000000000	0.000000000	0.000000000	0.000000
XPO1	126694V39	0.00	0.000000000	0.000000000	0.000000000	0.000000000	0.000000
XPO2	126694V39	0.00	0.000000000	0.000000000	0.000000000	0.000000000	0.000000
AR	126694V47	100.00	0.000000000	0.000000000	0.018835329	0.000000000	6.869382
M	126694V54	32,198,000.00	998.748436601	0.000000000	5.035495416	998.748436601	5.855000
B1	126694V62	14,719,000.00	998.748436682	0.000000000	5.362308100	998.748436682	6.235000
B2	126694V70	8,279,000.00	998.748436611	0.000000000	6.351346482	998.748436611	6.869382
B3	126694U63	7,819,000.00	998.748436875	0.000000000	6.351346483	998.748436875	6.869382
B4	126694U71	5,979,000.00	998.748436668	0.000000000	6.351346482	998.748436668	6.869382
B5	126694U89	4,602,414.00	998.748629691	0.000000000	6.351347709	998.748629691	6.869382
Totals		920,492,264.00	935.379900162	33.366503154	5.533053757	902.013397019	



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Pool Level Data

Distribution Date		8/25/06
Cut-off Date		2/ 1/06
Record Date		7/31/06
Determination Date		8/22/06
LIBOR Determination Date		7/21/06
Accrual Period 30/360	Begin	7/ 1/06
	End	8/ 1/06
Number of Days in 30/360 Accrual Period		30
Accrual Period Actual Days	Begin	7/25/06
	End	8/25/06
Number of Days in Actual Accrual Period		31

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	Group I
One-Month Libor Rate	5.38500%

Collateral Detail

Original Mortgage Loan Details

Aggregate Loan Count	307
Stated Principal Balance	919,654,514.71
Weighted Average Mortgage Rate	6.14354%
Weighted Average Net Mortgage Rate	5.75954%
Weighted Average Remaining Term	360



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Current Mortgage Loan Details

Beginning Aggregate Loan Count	285
Loans Paid Off or otherwise removed pursuant to the PSA	10
Ending Aggregate Loan Count	275
Beginning Pool Stated Principal Balance	861,009,962.35
Scheduled Principal	2,253,743.40
Negative Amortization	-2,253,743.40
Unscheduled Principal	30,713,608.03
Realized Principal Losses	0.00
Ending Pool Stated Principal Balance	830,296,354.32
Beginning Weighted Average Mortgage Rate	7.48486%
Beginning Weighted Average Net Mortgage Rate	7.10086%
Ending Weighted Average Mortgage Rate	7.47832%
Ending Weighted Average Net Mortgage Rate	7.09432%
Beginning Weighted Average Remaining Term to Maturity	356
Ending Weighted Average Remaining Term to Maturity	355

Delinquency Information

	30-59 Days				60-89 Days				90+ Days			
	Count	Count %	Balance	Balance %	Count	Count %	Balance	Balance %	Count	Count %	Balance	Balance %
Group 1	6	2.18182%	14,621,708.49	1.76102%	1	0.36364%	2,468,171.75	0.29726%	2	0.72727%	5,410,530.84	0.65164%

	Foreclosure				Bankruptcy				REO			
	Count	Count %	Balance	Balance %	Count	Count %	Balance	Balance %	Count	Count %	Balance	Balance %
Group 1	1	0.36364%	3,366,335.45	0.40544%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%

60+ Delinquency, Foreclosure, Bankruptcy & REO Totals

Current	11,245,038.04
One-Month Prior	18,794,065.85
Two-Month Prior	13,597,071.37
Three-Month Prior	13,559,779.31
Four-Month Prior	13,448,634.94
Five-Month Prior	0.00
60+ Delinquency Average	0.16%
Passing Delinquency Stepdown Requirement	YES



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Negative Amortization Detail	
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Deferred Interest	2,253,743.40
Principal Prepayment Amount	32,967,351.43
Net Deferred Interest	0.00
Adjusted Cap Rate for LIBOR Certs	6.86938%
Adjusted Cap Rate for 1X-IO-1	0.01260%
Adjusted Cap Rate for 1X-IO-2	0.60042%

Please see page 2 (Principal Detail) or page 3 (Interest Detail) for information about bond level allocation of Net Deferred Interest.



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Available Funds

Interest

Scheduled Interest	3,102,771.86
Less: Master Servicer Fee	255,130.73
Less: Trustee Fee	6,457.57
Less: Mortgage Loan Premiums	1,793.77
Total Interest Available	2,839,389.78

Principal

Scheduled Principal	2,253,743.40
Negative Amortization	-2,253,743.40
Paid in Full Principal	32,656,343.46
Curtailment Principal	311,007.97
Liquidation Principal	0.00
Repurchased Principal	0.00
Substitution Adjustment Principal	0.00
Unanticipated Principal Recoveries	0.00
Remaining Amounts in Supplemental Account	0.00
Total Principal Available	<u>32,967,351.43</u>

Total Available Funds	35,806,741.21
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Certificate Account			
	Beginning Balance		0.00
Deposits	Remittance Amount	35,813,198.79	
	Other Deposits required by the PSA	<u>0.00</u>	
	Total Deposits	35,813,198.79	
Withdrawals	Available Funds, to the Distribution Account	35,806,741.21	
	Trustee Fee	6,457.57	
	Other Amounts Required by the PSA	<u>0.00</u>	
	Total Withdrawals	<u>35,813,198.79</u>	
	Ending Balance		0.00

Distribution Account			
	Beginning Balance		0.00
Deposits	Available Funds	35,806,741.21	
	Other Deposits Required by the PSA	<u>0.00</u>	
	Total Deposits	35,806,741.21	
Withdrawals	Payments of Principal & Interest to the Classes	<u>35,806,741.21</u>	
	Ending Balance		0.00



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Carryover Reserve Account

Beginning Balance	0.00
Deposits	45,104.53
Withdrawals	<u>45,104.53</u>
Ending Balance	0.00

Fees of the Trust

Gross Master Servicing Fee	269,065.61
Net Master Servicing Fee	255,130.73
Trustee Fee	6,457.57
LPMI	<u>1,793.77</u>
Total Net Loan Fees	263,382.08

Servicer Advances

Principal Advances	-75,135.78
Interest Advances	166,956.09
Reimbursement for Principal & Interest Advances	0.00
Reimbursement for Nonrecoverable Advances	<u>0.00</u>
Total Advances	91,820.31



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Mortgage Prepayment Details	
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Principal Balance of Loans Paid in Full	32,656,343.46
Prepayment Interest Excess	0.00
Prepayment Interest Shortfall	13,934.88
Compensating Interest	13,934.88
Non-Supported Prepayment Interest Shortfall	0.00
CPR %	35.331%
SMM %	3.567%

Loan Substitution	
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Aggregate Stated of Principal Balances Removed	0.00
Aggregate Stated of Principal Balance Added	0.00
Aggregate Principal Substitution Shortfall Amount	0.00



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Principal Distribution Amounts

Senior and Subordinate Percentages

Senior Percentage	91.46301%
Senior Prepayment Percentage	100.00000%
Subordinate Percentages	8.53699%
Subordinate Prepayment Percentage	0.00000%

Principal Distribution Amounts

Senior Principal Distribution Amount	30,713,608.03
Subordinate Principal Distribution Amount	-0.00
Total Principal Distribution Amount	30,713,608.03
Two Times Test	NO

Realized Loss Detail

Current Period Realized Losses	0.00
Cumulative Realized Losses	0.00
Total Liquidated Loan Balance	0.00
Total Liquidated Proceeds	0.00
Subsequent Recoveries	0.00
Passing Cumulative Loss Test	YES

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



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Credit Enhancements

Subordination

Credit Support

Class A
Class A Percentage

<u>Original</u>	<u>Current</u>
846,895,850.00	756,792,049.66
92.004668%	91.147221%

Class M
Class M Percentage

32,198,000.00	32,157,702.16
3.497911%	3.873039%

Class B1
Class B1 Percentage

14,719,000.00	14,700,578.24
1.599036%	1.770522%

Class B2
Class B2 Percentage

8,279,000.00	8,268,638.31
0.899410%	0.995866%

Class B3
Class B3 Percentage

7,819,000.00	7,809,214.03
0.849437%	0.940533%

Class B4
Class B4 Percentage

5,979,000.00	5,971,516.90
0.649544%	0.719203%

Class B5
Class B5 Percentage

4,602,414.00	4,596,654.68
0.499995%	0.553616%



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<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	0	0.000	0.00	0.000
100,000.00 - 200,000.00	0	0.000	0.00	0.000
200,000.00 - 300,000.00	0	0.000	0.00	0.000
300,000.00 - 400,000.00	0	0.000	0.00	0.000
400,000.00 - 500,000.00	0	0.000	0.00	0.000
500,000.00 - 600,000.00	0	0.000	0.00	0.000
600,000.00 - 700,000.00	0	0.000	0.00	0.000
700,000.00 - 800,000.00	0	0.000	0.00	0.000
800,000.00 - 900,000.00	0	0.000	0.00	0.000
900,000.00 - 1,000,000.00	0	0.000	0.00	0.000
1,000,000.00 - 1,100,000.00	0	0.000	0.00	0.000
1,100,000.00 - 1,200,000.00	0	0.000	0.00	0.000
1,200,000.00 - 1,300,000.00	0	0.000	0.00	0.000
1,300,000.00 - 1,400,000.00	0	0.000	0.00	0.000
1,400,000.00 - 1,500,000.00	0	0.000	0.00	0.000
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	0	0.000	0.00	0.000
1,900,000.00 - 2,000,000.00	0	0.000	0.00	0.000
> 2,000,000.00	275	100.000	830,296,354.32	100.000
Wgt Ave / Total:	275	100.000	830,296,354.32	100.000

<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	0	0.000	0.00	0.000
1.0 - 1.5	20	7.273	52,727,431.50	6.350
1.5 - 2.0	15	5.455	53,265,215.81	6.415
2.0 - 2.5	3	1.091	8,990,652.43	1.083
2.5 - 3.0	1	0.364	2,950,111.32	0.355
3.0 - 3.5	0	0.000	0.00	0.000
3.5 - 4.0	0	0.000	0.00	0.000
4.0 - 4.5	1	0.364	3,003,383.88	0.362
4.5 - 5.0	1	0.364	2,510,680.57	0.302
5.0 - 5.5	1	0.364	4,022,679.04	0.484
5.5 - 6.0	13	4.727	35,303,692.43	4.252
6.0 - 6.5	38	13.818	113,791,383.60	13.705
6.5 - 7.0	124	45.091	385,882,779.65	46.475
7.0 - 7.5	52	18.909	152,905,082.72	18.416
7.5 - 8.0	6	2.182	14,943,261.37	1.800
8.0 - 8.5	0	0.000	0.00	0.000
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



101 Barclay Street, 8 West
New York, NY 10286

Officer: Cirino Emanuele
212-815-3087

Associate: Steven Chrysanthis
212-815-8318

CWMBS, Inc.
CHL Mortgage Pass-Through Trust 2006-TM1
Series 2006-TM1

<u>Issuance Coupon</u>	Number of Items	Percent of Items	Principal Balance	Percent of Balance
Wgt Ave / Total:	275	100.000	830,296,354.32	100.000

<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	263	95.636	799,231,604.35	96.259
> 360	12	4.364	31,064,749.97	3.741
Wgt Ave / Total:	275	100.000	830,296,354.32	100.000