



101 Barclay Street, 8 West
New York, NY 10286

Officer: Michael Cerchio
212-815-6314

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	755,332,448.36	7.045637	14,646,043.52	4,590,806.92	19,236,850.43	0.00	740,686,404.84	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				830,296,354.32	0.078816	0.00	39,990.30	39,990.30	0.00	815,622,008.85	0.00
XIO1	126694V39	Strip IO	Var-30/360	756,675,349.66	0.012921	0.00	0.00	0.00	0.00	742,003,267.03	0.00
XIO2	126694V39	Strip IO	Var-30/360	73,621,004.66	0.756080	0.00	39,990.30	39,990.30	0.00	73,618,741.82	0.00
XPO				1,459,601.30	0.000000	28,301.96	0.00	28,301.96	0.00	1,431,299.34	0.00
XPO1	126694V39	Strip PO	Fix-30/360	1,342,901.30	0.000000	26,039.12	0.00	26,039.12	0.00	1,316,862.18	0.00
XPO2	126694V39	Strip PO	Fix-30/360	116,700.00	0.000000	2,262.84	0.00	2,262.84	0.00	114,437.16	0.00
AR	126694V47	Residual	Fix-30/360	0.00	7.045637	0.00	0.00	0.00	0.00	0.00	0.00
M	126694V54	Mezzanine	Var-Act/360	32,157,702.16	5.794380	0.00	160,454.23	160,454.23	0.00	32,157,702.16	0.00
B1	126694V62	Junior	Var-Act/360	14,700,578.24	6.174380	0.00	78,160.43	78,160.43	0.00	14,700,578.24	0.00
B2	126694V70	Junior	Var-Act/360	8,268,638.31	7.045637	0.00	52,151.17	52,151.17	0.00	8,268,638.31	0.00
B3	126694U63	Junior	Var-Act/360	7,809,214.03	7.045637	0.00	49,253.53	49,253.53	0.00	7,809,214.03	0.00
B4	126694U71	Junior	Var-Act/360	5,971,516.90	7.045637	0.00	37,662.98	37,662.98	0.00	5,971,516.90	0.00
B5	126694U89	Junior	Var-Act/360	4,596,654.68	7.045637	0.00	28,991.58	28,991.58	0.00	4,596,654.68	0.00
Totals				830,296,353.98		14,674,345.48	5,037,471.14	19,711,816.61	0.00	815,622,008.50	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	755,332,448.36	14,646,043.52	14,646,043.52	0.00	0.00	740,686,404.84	0.87545582554
A2	126694V21	837,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000000
XIO		920,492,264.00	830,296,354.32	0.00	0.00	0.00	0.00	815,622,008.85	0.88607155187
XIO1	126694V39	846,895,850.00	756,675,349.66	0.00	0.00	0.00	0.00	742,003,267.03	0.87614464875
XIO2	126694V39	73,596,414.00	73,621,004.66	0.00	0.00	0.00	0.00	73,618,741.82	1.00030338196
XPO		0.00	1,459,601.30	28,301.96	28,301.96	0.00	0.00	1,431,299.34	0.00000000000
XPO1	126694V39	0.00	1,342,901.30	26,039.12	26,039.12	0.00	0.00	1,316,862.18	0.00000000000
XPO2	126694V39	0.00	116,700.00	2,262.84	2,262.84	0.00	0.00	114,437.16	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	830,296,353.98	14,674,345.48	14,674,345.48	0.00	0.00	815,622,008.50	



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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.
A1	755,332,448.36	7.045637	7.058163	4,582,659.43	0.00	4,582,659.43	8,147.48	0.00	4,590,806.92	895,176.78
A2	0.00	0.000000	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
XIO	830,296,354.32	0.078816	0.057797	54,533.59	0.00	54,533.59	0.00	0.00	39,990.30	0.00
XIO1	756,675,349.66	0.012921	0.000000	8,147.48	0.00	8,147.48	0.00	0.00	0.00	0.00
XIO2	73,621,004.66	0.756080	0.651830	46,386.11	0.00	46,386.11	0.00	0.00	39,990.30	0.00
XPO	1,459,601.30	0.000000	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
XPO1	1,342,901.30	0.000000	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
XPO2	116,700.00	0.000000	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
AR	0.00	7.045637	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
M	32,157,702.16	5.794380	5.794380	160,454.23	0.00	160,454.23	0.00	0.00	160,454.23	0.00
B1	14,700,578.24	6.174380	6.174380	78,160.43	0.00	78,160.43	0.00	0.00	78,160.43	0.00
B2	8,268,638.31	7.045637	7.324380	50,166.46	0.00	50,166.46	1,984.71	0.00	52,151.17	0.00
B3	7,809,214.03	7.045637	7.324380	47,379.10	0.00	47,379.10	1,874.44	0.00	49,253.53	0.00
B4	5,971,516.90	7.045637	7.324380	36,229.65	0.00	36,229.65	1,433.34	0.00	37,662.98	0.00
B5	4,596,654.68	7.045637	7.324380	27,888.25	0.00	27,888.25	1,103.33	0.00	28,991.58	0.00
Totals	830,296,353.98			5,037,471.14	0.00	5,037,471.14	14,543.30	0.00	5,037,471.14	895,176.78



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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	892.766746913	17.310921374	5.426113716	875.455825538	7.045637
A2	126694V21	837,750.00	0.000000000	0.000000000	0.000000000	0.000000000	0.000000
XIO		920,492,264.00	902.013397388	0.000000000	0.043444472	886.071551873	0.078816
XIO1	126694V39	846,895,850.00	893.469190645	0.000000000	0.000000000	876.144648749	0.012921
XIO2	126694V39	73,596,414.00	1,000.334128511	0.000000000	0.543372917	1,000.303381963	0.756080
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	0.018912101	0.000000000	7.045637
M	126694V54	32,198,000.00	998.748436601	0.000000000	4.983360193	998.748436601	5.794380
B1	126694V62	14,719,000.00	998.748436682	0.000000000	5.310172876	998.748436682	6.174380
B2	126694V70	8,279,000.00	998.748436611	0.000000000	6.299211258	998.748436611	7.045637
B3	126694U63	7,819,000.00	998.748436875	0.000000000	6.299211260	998.748436875	7.045637
B4	126694U71	5,979,000.00	998.748436668	0.000000000	6.299211259	998.748436668	7.045637
B5	126694U89	4,602,414.00	998.748629691	0.000000000	6.299212476	998.748629691	7.045637
Totals		920,492,264.00	902.013397019	15.941845525	5.472583896	886.071551493	



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Pool Level Data		
Distribution Date		9/25/2006
Cut-off Date		2/ 1/2006
Record Date		8/31/2006
Determination Date		9/22/2006
LIBOR Determination Date		8/23/2006
Accrual Period 30/360	Begin	8/ 1/2006
	End	9/ 1/2006
Number of Days in 30/360 Accrual Period		30
Accrual Period Actual Days	Begin	8/25/2006
	End	9/25/2006
Number of Days in Actual Accrual Period		31

Index

	<u>Group I</u>
One-Month Libor Rate	5.32438%

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	275
Loans Paid Off or otherwise removed pursuant to the PSA	4
Ending Aggregate Loan Count	271
Beginning Pool Stated Principal Balance	830,296,354.32
Scheduled Principal	2,305,275.35
Negative Amortization	-2,305,275.35
Unscheduled Principal	14,674,345.47
Realized Principal Losses	0.00
Ending Pool Stated Principal Balance	815,622,008.85
Beginning Weighted Average Mortgage Rate	7.66699%
Beginning Weighted Average Net Mortgage Rate	7.28299%
Ending Weighted Average Mortgage Rate	7.66193%
Ending Weighted Average Net Mortgage Rate	7.27793%
Beginning Weighted Average Remaining Term to Maturity	355
Ending Weighted Average Remaining Term to Maturity	355

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	6	2.21402%	18,982,270.69	2.32734%	3	1.10701%	7,378,912.96	0.90470%	3	1.10701%	7,534,020.53	0.92371%

	Foreclosure				Bankruptcy				REO			
	Loan Count	Loan Count %	Balance	Balance %	Loan Count	Loan Count %	Balance	Balance %	Loan Count	Loan Count %	Balance	Balance %
Group 1	2	0.73801%	6,092,114.57	0.74693%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%

60+ Delinquency, Foreclosure, Bankruptcy & REO Totals

Current	21,005,048.06
One-Month Prior	11,245,038.04
Two-Month Prior	18,794,065.85
Three-Month Prior	13,597,071.37
Four-Month Prior	13,559,779.31
Five-Month Prior	13,448,634.94
60+ Delinquency Average	0.21%
Passing Delinquency Stepdown Requirement	YES



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Negative Amortization Detail	
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Deferred Interest	2,305,275.35
Principal Prepayment Amount	16,979,620.82
Net Deferred Interest	0.00
Adjusted Cap Rate for LIBOR Certs	7.04564%
Adjusted Cap Rate for 1X-IO-1	0.01292%
Adjusted Cap Rate for 1X-IO-2	0.75608%

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



The BANK
of NEW YORK

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Available Funds

Interest

Scheduled Interest	2,987,979.17
Less: Master Servicer Fee	247,826.36
Less: Trustee Fee	6,227.22
Less: Mortgage Loan Premiums	1,729.78
Total Interest Available	2,732,195.80

Principal

Scheduled Principal	2,305,275.35
Negative Amortization	-2,305,275.35
Paid in Full Principal	16,286,090.58
Curtailment Principal	693,530.24
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>16,979,620.82</u>

Total Available Funds	19,711,816.62
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Certificate Account		
	Beginning Balance	0.00
Deposits	Remittance Amount	19,718,043.85
	Other Deposits required by the PSA	<u>0.00</u>
	Total Deposits	19,718,043.85
Withdrawals	Available Funds, to the Distribution Account	19,711,816.62
	Trustee Fee	6,227.22
	Other Amounts Required by the PSA	<u>0.00</u>
	Total Withdrawals	<u>19,718,043.85</u>
	Ending Balance	0.00

Distribution Account		
	Beginning Balance	0.00
Deposits	Available Funds	19,711,816.62
	Other Deposits Required by the PSA	<u>0.00</u>
	Total Deposits	19,711,816.62
Withdrawals	Payments of Principal & Interest to the Classes	<u>19,711,816.62</u>
	Ending Balance	0.00



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Carryover Reserve Account

Beginning Balance	0.00
Deposits	54,533.60
Withdrawals	<u>54,533.60</u>
Ending Balance	0.00

Fees of the Trust

Gross Master Servicing Fee	259,467.61
Net Master Servicing Fee	247,826.36
Trustee Fee	6,227.22
LPMI	<u>1,729.78</u>
Total Net Loan Fees	255,783.37

Servicer Advances

Principal Advances	-124,044.56
Interest Advances	263,400.04
Reimbursement for Principal & Interest Advances	0.00
Reimbursement for Nonrecoverable Advances	<u>0.00</u>
Total Advances	139,355.48



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Mortgage Prepayment Details	
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Principal Balance of Loans Paid in Full	16,286,090.58
Prepayment Interest Excess	0.00
Prepayment Interest Shortfall	11,641.25
Compensating Interest	11,641.25
Non-Supported Prepayment Interest Shortfall	0.00
CPR %	19.264%
SMM %	1.767%

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	91.14722%
Senior Prepayment Percentage	100.00000%
Subordinate Percentages	8.85278%
Subordinate Prepayment Percentage	0.00000%

Principal Distribution Amounts

Senior Principal Distribution Amount	14,674,345.47
Subordinate Principal Distribution Amount	0.00
Total Principal Distribution Amount	14,674,345.47
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

Loan ID

Liquidation Balance

Liquidation Proceeds

Realized Loss

Date

Group 1

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	742,117,704.19
92.004668%	90.987945%

Class M
Class M Percentage

32,198,000.00	32,157,702.16
3.497911%	3.942721%

Class B1
Class B1 Percentage

14,719,000.00	14,700,578.24
1.599036%	1.802376%

Class B2
Class B2 Percentage

8,279,000.00	8,268,638.31
0.899410%	1.013783%

Class B3
Class B3 Percentage

7,819,000.00	7,809,214.03
0.849437%	0.957455%

Class B4
Class B4 Percentage

5,979,000.00	5,971,516.90
0.649544%	0.732143%

Class B5
Class B5 Percentage

4,602,414.00	4,596,654.68
0.499995%	0.563577%



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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	271	100.000	815,622,008.85	100.000
Wgt Ave / Total:	271	100.000	815,622,008.85	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	7.380	52,885,191.23	6.484
1.5 - 2.0	15	5.535	53,416,114.21	6.549
2.0 - 2.5	3	1.107	9,006,583.47	1.104
2.5 - 3.0	1	0.369	2,957,776.44	0.363
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	0.369	3,006,482.93	0.369
4.5 - 5.0	1	0.369	2,514,344.43	0.308
5.0 - 5.5	1	0.369	4,029,264.74	0.494
5.5 - 6.0	13	4.797	35,369,912.77	4.337
6.0 - 6.5	38	14.022	113,614,643.83	13.930
6.5 - 7.0	122	45.018	375,839,349.18	46.080
7.0 - 7.5	51	18.819	150,975,037.05	18.510
7.5 - 8.0	5	1.845	12,007,308.57	1.472
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: Michael Cerchio
212-815-6314

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:	271	100.000	815,622,008.85	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	259	95.572	784,453,625.57	96.179
> 360	12	4.428	31,168,383.28	3.821
Wgt Ave / Total:	271	100.000	815,622,008.85	100.000