



101 Barclay Street, 4 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	689,384,518.73	7.190000	26,809,025.54	4,356,157.83	31,165,183.37	0.00	662,575,493.19	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				764,220,987.18	0.702548	0.00	84,136.96	84,136.96	0.00	737,360,155.99	0.00
XIO1	126694V39	Strip IO	Var-30/360	690,610,171.57	0.631235	0.00	0.00	0.00	0.00	663,753,482.42	0.00
XIO2	126694V39	Strip IO	Var-30/360	73,610,815.61	1.371597	0.00	84,136.96	84,136.96	0.00	73,606,673.57	0.00
XPO				1,332,163.79	0.000000	51,805.65	0.00	51,805.65	0.00	1,280,358.14	0.00
XPO1	126694V39	Strip PO	Fix-30/360	1,225,652.85	0.000000	47,663.62	0.00	47,663.62	0.00	1,177,989.23	0.00
XPO2	126694V39	Strip PO	Fix-30/360	106,510.94	0.000000	4,142.03	0.00	4,142.03	0.00	102,368.91	0.00
AR	126694V47	Residual	Fix-30/360	0.00	7.830241	0.00	0.00	0.00	0.00	0.00	0.00
M	126694V54	Mezzanine	Var-Act/360	32,157,702.16	5.790000	0.00	149,988.88	149,988.88	0.00	32,157,702.16	0.00
B1	126694V62	Junior	Var-Act/360	14,700,578.24	6.170000	0.00	73,065.96	73,065.96	0.00	14,700,578.24	0.00
B2	126694V70	Junior	Var-Act/360	8,268,638.31	7.320000	0.00	48,757.40	48,757.40	0.00	8,268,638.31	0.00
B3	126694U63	Junior	Var-Act/360	7,809,214.03	7.320000	0.00	46,048.33	46,048.33	0.00	7,809,214.03	0.00
B4	126694U71	Junior	Var-Act/360	5,971,516.90	7.320000	0.00	35,212.04	35,212.04	0.00	5,971,516.90	0.00
B5	126694U89	Junior	Var-Act/360	4,596,654.68	7.320000	0.00	27,104.94	27,104.94	0.00	4,596,654.68	0.00
Totals				764,220,986.84		26,860,831.19	4,820,472.34	31,681,303.53	0.00	737,360,155.65	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	689,384,518.73	26,809,025.54	26,809,025.54	0.00	0.00	662,575,493.19	0.78313247223
A2	126694V21	837,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000000
XIO		920,492,264.00	764,220,987.18	0.00	0.00	0.00	0.00	737,360,155.99	0.80104981305
XIO1	126694V39	846,895,850.00	690,610,171.57	0.00	0.00	0.00	0.00	663,753,482.42	0.78374865389
XIO2	126694V39	73,596,414.00	73,610,815.61	0.00	0.00	0.00	0.00	73,606,673.57	1.00013940314
XPO		0.00	1,332,163.79	51,805.65	51,805.65	0.00	0.00	1,280,358.14	0.00000000000
XPO1	126694V39	0.00	1,225,652.85	47,663.62	47,663.62	0.00	0.00	1,177,989.23	0.00000000000
XPO2	126694V39	0.00	106,510.94	4,142.03	4,142.03	0.00	0.00	102,368.91	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	764,220,986.84	26,860,831.19	26,860,831.19	0.00	0.00	737,360,155.65	



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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	689,384,518.73	7.190000	7.844163	3,992,876.83	0.00	3,992,876.83	363,281.00	0.00	4,356,157.83	645,551.42
A2	0.00	0.000000	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
XIO	764,220,987.18	0.702548	0.132114	447,417.96	0.00	447,417.96	0.00	0.00	84,136.96	0.00
XIO1	690,610,171.57	0.631235	0.000000	363,281.00	0.00	363,281.00	0.00	0.00	0.00	0.00
XIO2	73,610,815.61	1.371597	1.371597	84,136.96	0.00	84,136.96	0.00	0.00	84,136.96	0.00
XPO	1,332,163.79	0.000000	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
XPO1	1,225,652.85	0.000000	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
XPO2	106,510.94	0.000000	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
AR	0.00	7.830241	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
M	32,157,702.16	5.790000	5.790000	149,988.88	0.00	149,988.88	0.00	0.00	149,988.88	0.00
B1	14,700,578.24	6.170000	6.170000	73,065.96	0.00	73,065.96	0.00	0.00	73,065.96	0.00
B2	8,268,638.31	7.320000	7.320000	48,757.40	0.00	48,757.40	0.00	0.00	48,757.40	0.00
B3	7,809,214.03	7.320000	7.320000	46,048.33	0.00	46,048.33	0.00	0.00	46,048.33	0.00
B4	5,971,516.90	7.320000	7.320000	35,212.04	0.00	35,212.04	0.00	0.00	35,212.04	0.00
B5	4,596,654.68	7.320000	7.320000	27,104.94	0.00	27,104.94	0.00	0.00	27,104.94	0.00
Totals	764,220,986.84			4,820,472.34	0.00	4,820,472.34	363,281.00	0.00	4,820,472.34	645,551.42



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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	814.819455316	31.686983091	5.148769740	783.132472225	7.190000
A2	126694V21	837,750.00	0.000000000	0.000000000	0.000000000	0.000000000	0.000000
XIO		920,492,264.00	830.230754856	0.000000000	0.091404310	801.049813049	0.702548
XIO1	126694V39	846,895,850.00	815.460568822	0.000000000	0.000000000	783.748653885	0.631235
XIO2	126694V39	73,596,414.00	1,000.195683529	0.000000000	1.143220890	1,000.139403142	1.371597
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	0.017964885	0.000000000	7.830241
M	126694V54	32,198,000.00	998.748436601	0.000000000	4.658329166	998.748436601	5.790000
B1	126694V62	14,719,000.00	998.748436682	0.000000000	4.964057160	998.748436682	6.170000
B2	126694V70	8,279,000.00	998.748436611	0.000000000	5.889286615	998.748436611	7.320000
B3	126694U63	7,819,000.00	998.748436875	0.000000000	5.889286616	998.748436875	7.320000
B4	126694U71	5,979,000.00	998.748436668	0.000000000	5.889286615	998.748436668	7.320000
B5	126694U89	4,602,414.00	998.748629691	0.000000000	5.889287753	998.748629691	7.320000
Totals		920,492,264.00	830.230754487	29.180941807	5.236841773	801.049812679	



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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

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	Group I
One-Month Libor Rate	5.32000%

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	256
Loans Paid Off or otherwise removed pursuant to the PSA	8
Ending Aggregate Loan Count	248
Beginning Pool Stated Principal Balance	764,220,987.18
Scheduled Principal	2,237,105.51
Negative Amortization	-2,237,105.51
Unscheduled Principal	26,860,831.19
Realized Principal Losses	0.00
Ending Pool Stated Principal Balance	737,360,155.99
Beginning Weighted Average Mortgage Rate	7.95573%
Beginning Weighted Average Net Mortgage Rate	7.57173%
Ending Weighted Average Mortgage Rate	7.95489%
Ending Weighted Average Net Mortgage Rate	7.57089%
Beginning Weighted Average Remaining Term to Maturity	353
Ending Weighted Average Remaining Term to Maturity	352

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	10	4.03226%	28,672,720.83	3.88856%	4	1.61290%	14,006,160.32	1.89950%	2	0.80645%	5,230,915.75	0.70941%

	Foreclosure				Bankruptcy				REO			
	Loan Count	Loan Count %	Balance	Balance %	Loan Count	Loan Count %	Balance	Balance %	Loan Count	Loan Count %	Balance	Balance %
Group 1	6	2.41935%	15,854,990.41	2.15024%	0	0.00000%	0.00	0.00000%	1	0.40323%	2,370,567.75	0.32149%

60+ Delinquency, Foreclosure, Bankruptcy & REO Totals

Current	37,462,634.23
One-Month Prior	25,615,326.79
Two-Month Prior	23,294,933.33
Three-Month Prior	21,005,048.06
Four-Month Prior	11,245,038.04
Five-Month Prior	18,794,065.85
60+ Delinquency Average	0.31%
Passing Delinquency Stepdown Requirement	YES



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Negative Amortization Detail	
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Deferred Interest	2,237,105.51
Principal Prepayment Amount	29,097,936.70
Net Deferred Interest	0.00

Adjusted Cap Rate for LIBOR Certs	7.83024%
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Adjusted Cap Rate for 1X-IO-1	0.63123%
Adjusted Cap Rate for 1X-IO-2	1.37160%

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	
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Interest

Scheduled Interest	2,810,490.69
Less: Master Servicer Fee	219,800.07
Less: Mortgage Loan Premiums	<u>1,592.13</u>
Total Interest Available	2,589,098.50

Principal

Scheduled Principal	2,237,105.51
Negative Amortization	-2,237,105.51
Paid in Full Principal	28,448,416.42
Curtailment Principal	649,520.28
Liquidation Principal	0.00
Repurchased Principal	0.00
Substitution Adjustment Principal	0.00
Unanticipated Principal Recoveries	0.00
Remaining Amounts in Supplemental Account	<u>0.00</u>
Total Principal Available	<u>29,097,936.70</u>

Total Available Funds

31,687,035.20



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Certificate Account		
	Beginning Balance	0.00
Deposits	Remittance Amount	31,687,035.20
	Other Deposits required by the PSA	<u>0.00</u>
	Total Deposits	31,687,035.20
Withdrawals	Available Funds, to the Distribution Account	31,681,303.54
	Trustee Fee	5,731.66
	Other Amounts Required by the PSA	<u>0.00</u>
	Total Withdrawals	<u>31,687,035.20</u>
	Ending Balance	0.00

Distribution Account		
	Beginning Balance	0.00
Deposits	Available Funds	31,681,303.54
	Other Deposits Required by the PSA	<u>0.00</u>
	Total Deposits	31,681,303.54
Withdrawals	Payments of Principal & Interest to the Classes	<u>31,681,303.54</u>
	Ending Balance	0.00



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Carryover Reserve Account

Beginning Balance	0.00
Deposits	447,417.95
Withdrawals	<u>447,417.95</u>
Ending Balance	0.00

Fees of the Trust

Gross Master Servicing Fee	238,819.06
Net Master Servicing Fee	219,800.07
Trustee Fee	5,731.66
LPMI	<u>1,592.13</u>
Total Net Loan Fees	227,123.85

Servicer Advances

Principal Advances	-209,312.67
Interest Advances	449,510.61
Reimbursement for Principal & Interest Advances	0.00
Reimbursement for Nonrecoverable Advances	<u>0.00</u>
Total Advances	240,197.94



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Mortgage Prepayment Details	
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Principal Balance of Loans Paid in Full	28,448,416.42
Prepayment Interest Excess	0.00
Prepayment Interest Shortfall	19,018.99
Compensating Interest	19,018.99
Non-Supported Prepayment Interest Shortfall	0.00
CPR %	34.908%
SMM %	3.515%

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	90.38180%
Senior Prepayment Percentage	100.00000%
Subordinate Percentages	9.61820%
Subordinate Prepayment Percentage	0.00000%

Principal Distribution Amounts

Senior Principal Distribution Amount	26,860,831.19
Subordinate Principal Distribution Amount	0.00
Total Principal Distribution Amount	26,860,831.19
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	663,855,851.33
92.004668%	90.031424%

Class M
Class M Percentage

32,198,000.00	32,157,702.16
3.497911%	4.361193%

Class B1
Class B1 Percentage

14,719,000.00	14,700,578.24
1.599036%	1.993677%

Class B2
Class B2 Percentage

8,279,000.00	8,268,638.31
0.899410%	1.121384%

Class B3
Class B3 Percentage

7,819,000.00	7,809,214.03
0.849437%	1.059077%

Class B4
Class B4 Percentage

5,979,000.00	5,971,516.90
0.649544%	0.809851%

Class B5
Class B5 Percentage

4,602,414.00	4,596,654.68
0.499995%	0.623393%



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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	248	100.000	737,360,155.99	100.000
Wgt Ave / Total:	248	100.000	737,360,155.99	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	19	7.661	50,362,552.36	6.830
1.5 - 2.0	15	6.048	53,889,504.25	7.308
2.0 - 2.5	3	1.210	9,055,752.33	1.228
2.5 - 3.0	1	0.403	2,982,633.60	0.405
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	0.403	3,017,437.31	0.409
4.5 - 5.0	1	0.403	2,526,761.21	0.343
5.0 - 5.5	1	0.403	4,051,344.52	0.549
5.5 - 6.0	13	5.242	35,546,237.17	4.821
6.0 - 6.5	31	12.500	93,396,360.21	12.666
6.5 - 7.0	108	43.548	321,927,991.15	43.660
7.0 - 7.5	50	20.161	148,584,127.66	20.151
7.5 - 8.0	5	2.016	12,019,454.22	1.630
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, 4 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:	248	100.000	737,360,155.99	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	236	95.161	705,866,104.22	95.729
> 360	12	4.839	31,494,051.77	4.271
Wgt Ave / Total:	248	100.000	737,360,155.99	100.000