



101 Barclay Street, 8West
New York, NY 10286

Officer: Maria Tokarz
212-815-4595
Associate: Tiffany Barnes
212-815-3652

CWALT, Inc.
Alternative Loan Trust 2006-OA7
Mortgage Pass-Through Certificates, Series 2006-OA7

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
1A1	02146BAA4	Senior	Var-30/360	50,000,000.00	1.386290	76,251.15	57,762.07	134,013.22	0.00	49,923,748.85	0.00
1A2	02146BAB2	Senior	Var-30/360	324,580,000.00	1.386290	494,991.96	374,968.25	869,960.21	0.00	324,085,008.04	0.00
1A3	02146BAC0	Senior	Var-30/360	162,290,000.00	1.386290	247,495.98	187,484.12	434,980.10	0.00	162,042,504.02	0.00
1A4	02146BAD8	Senior	Var-30/360	54,097,000.00	1.386290	82,499.17	62,495.09	144,994.26	0.00	54,014,500.83	0.00
1X	02146BAE6	Senior	Var-30/360	540,967,000.00	0.000000	0.00	0.00	0.00	0.00	540,142,012.90	0.00
2A1	02146BAF3	Senior	Var-30/360	220,105,000.00	1.443613	609,982.89	264,788.70	874,771.59	0.00	219,495,017.11	0.00
2A2	02146BAG1	Senior	Var-30/360	110,053,000.00	1.443613	304,992.83	132,394.95	437,387.78	0.00	109,748,007.17	0.00
2A3	02146BAH9	Senior	Var-30/360	36,684,000.00	1.443613	101,663.35	44,131.25	145,794.60	0.00	36,582,336.65	0.00
2X	02146BAJ5	Senior	Var-30/360	366,842,000.00	0.000000	0.00	0.00	0.00	0.00	365,825,360.93	0.00
3A1	02146BAK2	Senior	Var-Act/360	102,509,000.00	1.417460	1,496,052.84	400,553.92	1,896,606.76	0.00	101,012,947.16	0.00
3A2	02146BAL0	Senior	Var-Act/360	11,390,000.00	1.417460	166,229.72	45,189.82	211,419.54	0.00	11,223,770.28	0.00
AR	02146BAM8	Senior	Var-30/360	100.00	0.000000	100.00	0.00	100.00	0.00	0.00	0.00
C	02146BAV8	Residual	Var-30/360	5,916,984.00	0.000000	0.00	6,534.32	6,534.32	0.00	5,917,224.92	0.00
P1	02146BAW6	Prepay Penalties	Var-30/360	100.00	0.000000	0.00	0.00	0.00	0.00	100.00	0.00
P2	02146BAX4	Prepay Penalties	Var-30/360	100.00	0.000000	0.00	10,049.47	10,049.47	0.00	100.00	0.00
R-X	02146BAY2	Senior	Var-30/360	0.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00
M1	02146BAN6	Subordinate	Var-Act/360	35,180,000.00	1.549065	0.00	142,215.15	142,215.15	0.00	35,180,000.00	0.00
M2	02146BAP1	Subordinate	Var-Act/360	23,411,000.00	1.549065	0.00	95,341.30	95,341.30	0.00	23,411,000.00	0.00
M3	02146BAQ9	Subordinate	Var-Act/360	8,624,000.00	1.549065	0.00	35,444.64	35,444.64	0.00	8,624,000.00	0.00
M4	02146BAR7	Subordinate	Var-Act/360	12,786,000.00	1.549065	0.00	55,619.10	55,619.10	0.00	12,786,000.00	0.00
M5	02146BAS5	Subordinate	Var-Act/360	10,656,000.00	1.549065	0.00	47,152.80	47,152.80	0.00	10,656,000.00	0.00
M6	02146BAT3	Subordinate	Var-Act/360	8,443,000.00	1.549065	0.00	42,742.69	42,742.69	0.00	8,443,000.00	0.00
M7	02146BAU0	Subordinate	Var-Act/360	6,720,000.00	1.549065	0.00	37,800.00	37,800.00	0.00	6,720,000.00	0.00
Totals				2,091,254,284.00		3,580,259.89	2,042,667.65	5,622,927.53	0.00	2,085,832,638.86	0.00



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Mortgage Pass-Through Certificates, Series 2006-OA7

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
1A1	02146BAA4	50,000,000.00	50,000,000.00	76,251.15	76,251.15	0.00	0.00	49,923,748.85	0.99847497703
1A2	02146BAB2	324,580,000.00	324,580,000.00	494,991.96	494,991.96	0.00	0.00	324,085,008.04	0.99847497703
1A3	02146BAC0	162,290,000.00	162,290,000.00	247,495.98	247,495.98	0.00	0.00	162,042,504.02	0.99847497703
1A4	02146BAD8	54,097,000.00	54,097,000.00	82,499.17	82,499.17	0.00	0.00	54,014,500.83	0.99847497703
1X	02146BAE6	540,967,000.00	540,967,000.00	0.00	0.00	0.00	0.00	540,142,012.90	0.99847497703
2A1	02146BAF3	220,105,000.00	220,105,000.00	609,982.89	609,982.89	0.00	0.00	219,495,017.11	0.99722867318
2A2	02146BAG1	110,053,000.00	110,053,000.00	304,992.83	304,992.83	0.00	0.00	109,748,007.17	0.99722867318
2A3	02146BAH9	36,684,000.00	36,684,000.00	101,663.35	101,663.35	0.00	0.00	36,582,336.65	0.99722867318
2X	02146BAJ5	366,842,000.00	366,842,000.00	0.00	0.00	0.00	0.00	365,825,360.93	0.99722867318
3A1	02146BAK2	102,509,000.00	102,509,000.00	1,496,052.84	1,496,052.84	0.00	0.00	101,012,947.16	0.98540564394
3A2	02146BAL0	11,390,000.00	11,390,000.00	166,229.72	166,229.72	0.00	0.00	11,223,770.28	0.98540564394
AR	02146BAM8	100.00	100.00	100.00	100.00	0.00	0.00	0.00	0.00000000000
C	02146BAV8	5,916,984.00	5,916,984.00	0.00	0.00	0.00	0.00	5,917,224.92	1.00004071745
P1	02146BAW6	100.00	100.00	0.00	0.00	0.00	0.00	100.00	1.00000000000
P2	02146BAX4	100.00	100.00	0.00	0.00	0.00	0.00	100.00	1.00000000000
R-X	02146BAY2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000000
M1	02146BAN6	35,180,000.00	35,180,000.00	0.00	0.00	0.00	0.00	35,180,000.00	1.00000000000
M2	02146BAP1	23,411,000.00	23,411,000.00	0.00	0.00	0.00	0.00	23,411,000.00	1.00000000000
M3	02146BAQ9	8,624,000.00	8,624,000.00	0.00	0.00	0.00	0.00	8,624,000.00	1.00000000000
M4	02146BAR7	12,786,000.00	12,786,000.00	0.00	0.00	0.00	0.00	12,786,000.00	1.00000000000
M5	02146BAS5	10,656,000.00	10,656,000.00	0.00	0.00	0.00	0.00	10,656,000.00	1.00000000000
M6	02146BAT3	8,443,000.00	8,443,000.00	0.00	0.00	0.00	0.00	8,443,000.00	1.00000000000
M7	02146BAU0	6,720,000.00	6,720,000.00	0.00	0.00	0.00	0.00	6,720,000.00	1.00000000000
Totals		2,091,254,284.00	2,091,254,284.00	3,580,259.89	3,580,259.89	0.00	0.00	2,085,832,638.86	



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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.
1A1	50,000,000.00	1.386290	57,762.07	0.00	57,762.07	0.00	0.00	57,762.07	0.00
1A2	324,580,000.00	1.386290	374,968.25	0.00	374,968.25	0.00	0.00	374,968.25	0.00
1A3	162,290,000.00	1.386290	187,484.12	0.00	187,484.12	0.00	0.00	187,484.12	0.00
1A4	54,097,000.00	1.386290	62,495.09	0.00	62,495.09	0.00	0.00	62,495.09	0.00
1X	540,967,000.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2A1	220,105,000.00	1.443613	264,788.70	0.00	264,788.70	0.00	0.00	264,788.70	0.00
2A2	110,053,000.00	1.443613	132,394.95	0.00	132,394.95	0.00	0.00	132,394.95	0.00
2A3	36,684,000.00	1.443613	44,131.25	0.00	44,131.25	0.00	0.00	44,131.25	0.00
2X	366,842,000.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3A1	102,509,000.00	1.417460	108,976.83	0.00	108,976.83	291,577.09	0.00	400,553.92	0.00
3A2	11,390,000.00	1.417460	12,108.65	0.00	12,108.65	33,081.17	0.00	45,189.82	0.00
AR	100.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C	5,916,984.00	0.000000	0.00	0.00	0.00	0.00	0.00	6,534.32	0.00
P1	100.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
P2	100.00	0.000000	0.00	0.00	0.00	0.00	0.00	10,049.47	0.00
R-X	0.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
M1	35,180,000.00	1.549065	40,872.09	0.00	40,872.09	101,343.06	0.00	142,215.15	0.00
M2	23,411,000.00	1.549065	27,198.88	0.00	27,198.88	68,142.42	0.00	95,341.30	0.00
M3	8,624,000.00	1.549065	10,019.36	0.00	10,019.36	25,425.28	0.00	35,444.64	0.00
M4	12,786,000.00	1.549065	14,854.76	0.00	14,854.76	40,764.34	0.00	55,619.10	0.00
M5	10,656,000.00	1.549065	12,380.13	0.00	12,380.13	34,772.67	0.00	47,152.80	0.00
M6	8,443,000.00	1.549065	9,809.07	0.00	9,809.07	32,933.62	0.00	42,742.69	0.00
M7	6,720,000.00	1.549065	7,807.29	0.00	7,807.29	29,992.71	0.00	37,800.00	0.00
Totals	2,091,254,284.00		1,368,051.49	0.00	1,368,051.49	658,032.36	0.00	2,042,667.65	0.00



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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 (%)
1A1	02146BAA4	50,000,000.00	1,000.000000000	1.525022974	1.155241384	998.474977026	1.386290
1A2	02146BAB2	324,580,000.00	1,000.000000000	1.525022974	1.155241384	998.474977026	1.386290
1A3	02146BAC0	162,290,000.00	1,000.000000000	1.525022974	1.155241384	998.474977026	1.386290
1A4	02146BAD8	54,097,000.00	1,000.000000000	1.525022974	1.155241384	998.474977026	1.386290
1X	02146BAE6	540,967,000.00	1,000.000000000	0.000000000	0.000000000	998.474977026	0.000000
2A1	02146BAF3	220,105,000.00	1,000.000000000	2.771326817	1.203010849	997.228673183	1.443613
2A2	02146BAG1	110,053,000.00	1,000.000000000	2.771326817	1.203010849	997.228673183	1.443613
2A3	02146BAH9	36,684,000.00	1,000.000000000	2.771326817	1.203010849	997.228673183	1.443613
2X	02146BAJ5	366,842,000.00	1,000.000000000	0.000000000	0.000000000	997.228673183	0.000000
3A1	02146BAK2	102,509,000.00	1,000.000000000	14.594356055	3.907500000	985.405643945	1.417460
3A2	02146BAL0	11,390,000.00	1,000.000000000	14.594356055	3.967500000	985.405643945	1.417460
AR	02146BAM8	100.00	1,000.000000000	1,000.000000000	0.000000000	0.000000000	0.000000
C	02146BAV8	5,916,984.00	1,000.000000000	0.000000000	1.104333308	1,000.040717450	0.000000
P1	02146BAW6	100.00	1,000.000000000	0.000000000	0.000000000	1,000.000000000	0.000000
P2	02146BAX4	100.00	1,000.000000000	0.000000000	100,494.700000000	1,000.000000000	0.000000
R-X	02146BAY2	0.00	0.000000000	0.000000000	0.000000000	0.000000000	0.000000
M1	02146BAN6	35,180,000.00	1,000.000000000	0.000000000	4.042500000	1,000.000000000	1.549065
M2	02146BAP1	23,411,000.00	1,000.000000000	0.000000000	4.072500000	1,000.000000000	1.549065
M3	02146BAQ9	8,624,000.00	1,000.000000000	0.000000000	4.110000000	1,000.000000000	1.549065
M4	02146BAR7	12,786,000.00	1,000.000000000	0.000000000	4.350000000	1,000.000000000	1.549065
M5	02146BAS5	10,656,000.00	1,000.000000000	0.000000000	4.425000000	1,000.000000000	1.549065
M6	02146BAT3	8,443,000.00	1,000.000000000	0.000000000	5.062500000	1,000.000000000	1.549065
M7	02146BAU0	6,720,000.00	1,000.000000000	0.000000000	5.625000000	1,000.000000000	1.549065
Totals		2,091,254,284.00	1,000.000000000	1.712015568	0.976766750	997.407467288	



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Pool Level Data

Distribution Date		5/25/06
Cut-off Date		4/ 1/06
Record Date		4/28/06
Determination Date		5/22/06
LIBOR Determination Date		4/26/06
Accrual Period 30/360	Begin	4/ 1/06
	End	5/ 1/06
Number of Days in 30/360 Accrual Period		30
Accrual Period Actual Days	Begin	4/28/06
	End	5/25/06
Number of Days in Actual Accrual Period		27

Additional Interest Rate Details

Libor Rate	5.0000000%
Group 1 Net Funds Cap	1.3862897%
Group 2 Net Funds Caps	1.4436130%
Subordinate Net Funds Cap	1.5490655%

Collateral Detail

Original Mortgage Details

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</u>
Original Aggregate Loan Count	1,722	851	252	2,825
Original Stated Principal Balance	652,581,611.97	405,088,779.55	125,774,593.38	1,183,444,984.90
Original Weighted Average Mortgage Rate	1.79990%	1.84746%	1.66589%	
Original Weighted Average Net Mortgage Rate	1.38629%	1.44361%	1.27571%	
Original Weighted Average Remaining Term	386	383	371	



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Current Mortgage Loan Details

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</u>
Beginning Aggregate Loan Count	1,722	851	252	2,825
Loans Paid Off or otherwise removed pursuant to the PSA	<u>0</u>	<u>1</u>	<u>1</u>	<u>2</u>
Ending Aggregate Loan Count	1,722	850	251	2,823
Beginning Pool Stated Principal Balance	652,581,611.97	405,088,779.55	125,774,593.38	1,183,444,984.90
Scheduled Principal	845,435.61	680,225.89	150,571.12	1,676,232.62
Negative Amortization	-61,371.38	-64,216.94	-6,907.42	-132,495.74
Unscheduled Principal	117,188.42	400,533.57	1,518,460.99	2,036,182.98
Realized Principal Losses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Ending Pool Stated Principal Balance	651,680,359.32	404,072,237.03	124,112,468.69	1,179,865,065.04
Beginning Weighted Average Mortgage Rate	1.79990%	1.84746%	1.66589%	
Beginning Weighted Average Net Mortgage Rate	1.38629%	1.44361%	1.27571%	
Beginning Weighted Average Remaining Term to Maturity	386	383	371	
Ending Weighted Average Remaining Term to Maturity	385	382	370	



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Servicer Remittance Summary

Interest Remittance Amount

	Group I	Group II	Group III	Total
Scheduled Interest	978,820.44	623,655.63	174,606.09	1,777,082.16
Less: Servicing Fees	-203,931.75	-126,590.24	-39,304.56	-369,826.56
Less: Mortgage Insurance Premium (LPMI)	-16,105.04	-6,701.02	-647.85	-23,453.92
Liquidation Interest Proceeds	0.00	0.00	0.00	0.00
Compensating Interest	0.00	0.00	0.00	0.00
Less: Non-Recoverable Interest Advances	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Interest Remittance Amount	758,783.65	490,364.36	134,653.68	1,383,801.69

Principal Remittance Amount

	Group I	Group II	Group III	Total
Scheduled Principal	845,435.61	680,225.89	150,571.12	1,676,232.62
Negative Amortization	-61,371.38	-64,216.94	-6,907.42	-132,495.74
Curtailment Principal	117,188.42	58,769.65	381,072.56	557,030.63
Paid in Full Principal	0.00	341,763.92	1,137,388.43	1,479,152.35
Repurchased Principal	0.00	0.00	0.00	0.00
Liquidation Principal	0.00	0.00	0.00	0.00
Substitution Shortfall Principal	0.00	0.00	0.00	0.00
Subsequent Recoveries	0.00	0.00	0.00	0.00
Less: Non-Recoverable Principal Advances relating to Principal	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Principal Remittance Amount	<u>901,252.65</u>	<u>1,016,542.52</u>	<u>1,662,124.69</u>	<u>3,579,919.86</u>
Total Remittance	1,660,036.30	1,506,906.88	1,796,778.37	4,963,721.55



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Amounts Distributable to the Certificates

	Group I	Group II	Group III	Total
Principal Remittance Amount	901,252.65	1,016,542.52	1,662,124.69	3,579,919.86
Interest Remittance	758,783.02	490,364.02	134,653.61	1,383,800.65
Less: Trustee Fee	<u>4,894.36</u>	<u>3,038.17</u>	<u>943.31</u>	<u>8,875.84</u>
Interest Funds	753,888.66	487,325.86	133,710.30	1,374,924.82

Servicer Advances

	Group I	Group II	Group III	Total
Principal Advances	-1,915.02	-1,401.07	0.00	-3,316.09
Interest Advances	4,028.19	3,296.25	0.00	7,324.44
Reimbursement for Principal & Interest Advances	0.00	0.00	0.00	0.00
Reimbursement for Nonrecoverable Advances	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Advances	2,113.17	1,895.18	0.00	4,008.35



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Fees of the Trust

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</u>
Gross Master Servicing Fee	203,931.75	126,590.24	39,304.56	369,826.56
Net Master Servicing Fee	203,931.75	126,590.24	39,304.56	369,826.56
Trustee Fee	4,894.36	3,038.17	943.31	8,875.84
Mortgage Insurance Premium (LPMI)	<u>16,105.04</u>	<u>6,701.02</u>	<u>647.85</u>	<u>23,453.92</u>
Total Net Loan Fees	208,826.12	129,628.41	40,247.87	378,702.40

Mortgage Prepayment Details

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</u>
Principal Balance of Loans Paid in Full	0.00	341,763.92	1,137,388.43	1,479,152.35
Prepayment Interest Excess	0.00	0.00	0.00	0.00
Prepayment Interest Shortfall	0.00	0.00	0.00	0.00
Compensating Interest	0.00	0.00	0.00	0.00
Non-Supported Prepayment Interest Shortfall	0.00	0.00	0.00	0.00
Prepayment Charges	0.00	10,049.47	0.00	10,049.47
CPR %	0.216%	1.182%	13.578%	
SMM %	0.018%	0.099%	1.209%	

Loan Substitution

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</u>
Aggregate Stated of Principal Balances Removed	0.00	0.00	0.00	0.00
Aggregate Stated of Principal Balance Added	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Aggregate Principal Substitution Shortfall Amount	0.00	0.00	0.00	0.00



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Trust Accounts

Certificate Account

		Group I	Group II	Group III	Total
	Beginning Balance	0.00	0.00	0.00	0.00
Deposits	Principal Remittance	901,252.65	1,016,542.52	1,662,124.69	3,579,919.86
	Interest Remittance	758,783.65	490,364.36	134,653.68	1,383,801.69
	Prepayment Charges	<u>0.00</u>	<u>10,049.47</u>	<u>0.00</u>	<u>10,049.47</u>
	Total Deposits	1,660,036.30	1,516,956.35	1,796,778.37	4,973,771.02
Withdrawals	To the Master Servicer, any unpaid or reimbursed Amounts	0.00	0.00	0.00	0.00
	To the Seller, any unpaid or reimbursed Amounts	0.00	0.00	0.00	0.00
	To the Depositor, any unpaid or reimbursed Amounts	0.00	0.00	0.00	0.00
	To Terminate the Account	0.00	0.00	0.00	0.00
	To the Distribution Account	<u>1,660,036.30</u>	<u>1,516,956.35</u>	<u>1,796,778.37</u>	<u>4,973,771.02</u>
	Ending Balance	0.00	0.00	0.00	0.00

Distribution Account

	Beginning Balance	0.00
Deposits	From the Certificate Account, the Total Deposit	4,973,771.02
Withdrawals	To the trustee, the Trustee Fee	8,875.84
	Payment of Prepayment Penalties to P Classes	10,049.47
	Principal and Interest Payments	4,954,844.68
	To Terminate the Distribution Account	<u>0.00</u>
	Total Withdrawals	4,973,769.98
	Ending Balance	0.00



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Carryover Reserve Account

	Beginning Balance	659,032.51
Deposits	Excess Cashflow, to pay shortfalls	658,032.36
Withdrawals	Month 1 NRC Payment	0.00
	To Pay Interest Shortfalls	658,032.36
	Ending Balance	1,000.15

Net Rate Carryover (NRC) payment detail is found in Interest Distribution Detail.

Corridor Reserve Account

	Beginning Balance	1,000.00
Deposits	Deposits	0.00
Withdrawals	Withdrawals	0.00
	Ending Balance	1,000.00

Principal Reserve Account

Deposits	Beginning Principal Reserve Balance	200.00
	Deposits	0.00
Withdrawals	To P Classes	<u>0.00</u>
	Ending Principal Reserve Balance	200.00
		200.00



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Loan Status

Delinquency Information

	30-59 Days				60-89 Days				90+ Days			
	Count	Count %	Balance	Balance %	Count	Count %	Balance	Balance %	Count	Count %	Balance	Balance %
Group 1	1	0.05807%	657,349.35	0.10087%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
Group 2	2	0.23529%	557,125.06	0.13788%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
Group 3	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
Total	3	0.10627%	1,214,474.41	0.10293%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%

	Foreclosure				Bankruptcy				REO			
	Count	Count %	Balance	Balance %	Count	Count %	Balance	Balance %	Count	Count %	Balance	Balance %
Group 1	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
Group 2	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
Group 3	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
Total	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%



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Realized Loss Detail

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</u>
Current Period Realized Losses	0.00	0.00	0.00	0.00
Cumulative Realized Losses	0.00	0.00	0.00	0.00
Total Liquidated Loan Balance	0.00	0.00	0.00	0.00
Total Liquidated Proceeds	0.00	0.00	0.00	0.00
Subsequent Recoveries	0.00	0.00	0.00	0.00

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



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Credit Enhancements

Overcollateralization Details

OC Amount Beginning	5,916,884.90
OC Floor	5,917,224.92
OC Target Amount	5,917,224.92
Group Excess Cashflow	6,534.32
OC Amount Ending	5,917,224.92

Trigger Events

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>
Rolling Sixty-Day Delinq Rate	0.00000%	0.00000%	0.00000%
Delinquency Trigger Event	NO	NO	NO
Cumulative Loss Rate	0.00000%	0.00000%	0.00000%
Cumulative Loss Trigger Event	NO	NO	NO
Trigger Event	NO	NO	NO
Stepdown Date	NO	NO	NO



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Subordination

Credit Support

Class A
Class A Percentage

Class M1
Class M1 Percentage

Class M2
Class M2 Percentage

Class M3
Class M3 Percentage

Class M4
Class M4 Percentage

Class M5
Class M5 Percentage

Class M6
Class M6 Percentage

Class M7
Class M7 Percentage

<u>Original</u>	<u>Current</u>
1,985,434,284.00 94.939879%	1,980,012,638.86 94.926726%
35,180,000.00 1.682244%	35,180,000.00 1.686617%
23,411,000.00 1.119472%	23,411,000.00 1.122382%
8,624,000.00 0.412384%	8,624,000.00 0.413456%
12,786,000.00 0.611403%	12,786,000.00 0.612993%
10,656,000.00 0.509551%	10,656,000.00 0.510875%
8,443,000.00 0.403729%	8,443,000.00 0.404778%
6,720,000.00 0.321338%	6,720,000.00 0.322173%



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Group I

<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	50	2.904	3,930,528.40	0.603
100,000.00	- 200,000.00	323	18.757	51,666,058.29	7.928
200,000.00	- 300,000.00	382	22.184	96,319,657.19	14.780
300,000.00	- 400,000.00	360	20.906	127,637,071.57	19.586
400,000.00	- 500,000.00	227	13.182	101,683,171.06	15.603
500,000.00	- 600,000.00	163	9.466	88,955,313.85	13.650
600,000.00	- 700,000.00	88	5.110	56,610,124.51	8.687
700,000.00	- 800,000.00	38	2.207	28,482,117.24	4.371
800,000.00	- 900,000.00	33	1.916	27,921,029.84	4.284
900,000.00	- 1,000,000.00	22	1.278	21,172,838.78	3.249
1,000,000.00	- 1,100,000.00	10	0.581	10,397,427.02	1.595
1,100,000.00	- 1,200,000.00	6	0.348	7,014,077.02	1.076
1,200,000.00	- 1,300,000.00	4	0.232	5,071,650.04	0.778
1,300,000.00	- 1,400,000.00	4	0.232	5,392,550.78	0.827
1,400,000.00	- 1,500,000.00	6	0.348	8,807,921.61	1.352
1,500,000.00	- 1,600,000.00	1	0.058	1,565,742.07	0.240
1,600,000.00	- 1,700,000.00	0	0.000	0.00	0.000
1,700,000.00	- 1,800,000.00	2	0.116	3,453,000.00	0.530
1,800,000.00	- 1,900,000.00	2	0.116	3,664,350.38	0.562
1,900,000.00	- 2,000,000.00	1	0.058	1,935,729.67	0.297
>	2,000,000.00	0	0.000	0.00	0.000
Wgt Ave / Total:		1722	100.000	651,680,359.32	100.000

Group II

<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	9	1.059	702,480.60	0.174
100,000.00	- 200,000.00	120	14.118	18,995,153.24	4.701
200,000.00	- 300,000.00	134	15.765	33,953,806.88	8.403
300,000.00	- 400,000.00	153	18.000	53,713,292.22	13.293
400,000.00	- 500,000.00	136	16.000	61,908,663.58	15.321
500,000.00	- 600,000.00	105	12.353	56,886,195.28	14.078
600,000.00	- 700,000.00	54	6.353	34,897,030.86	8.636



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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>
700,000.00	- 800,000.00	37	4.353	27,843,658.17	6.891
800,000.00	- 900,000.00	30	3.529	25,615,230.33	6.339
900,000.00	- 1,000,000.00	22	2.588	21,274,915.97	5.265
1,000,000.00	- 1,100,000.00	8	0.941	8,334,890.67	2.063
1,100,000.00	- 1,200,000.00	4	0.471	4,656,293.80	1.152
1,200,000.00	- 1,300,000.00	9	1.059	11,312,097.31	2.800
1,300,000.00	- 1,400,000.00	9	1.059	12,186,337.56	3.016
1,400,000.00	- 1,500,000.00	13	1.529	19,116,873.01	4.731
1,500,000.00	- 1,600,000.00	1	0.118	1,571,533.11	0.389
1,600,000.00	- 1,700,000.00	0	0.000	0.00	0.000
1,700,000.00	- 1,800,000.00	2	0.235	3,461,147.90	0.857
1,800,000.00	- 1,900,000.00	2	0.235	3,651,098.00	0.904
1,900,000.00	- 2,000,000.00	2	0.235	3,991,538.54	0.988
>	2,000,000.00	0	0.000	0.00	0.000
Wgt Ave / Total:		850	100.000	404,072,237.03	100.000

Group III

<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	4	1.594	344,454.28	0.278
100,000.00	- 200,000.00	25	9.960	4,033,963.39	3.250
200,000.00	- 300,000.00	44	17.530	11,128,434.90	8.966
300,000.00	- 400,000.00	33	13.147	11,478,137.46	9.248
400,000.00	- 500,000.00	48	19.124	21,631,745.60	17.429
500,000.00	- 600,000.00	30	11.952	15,932,173.37	12.837
600,000.00	- 700,000.00	25	9.960	16,340,573.66	13.166
700,000.00	- 800,000.00	12	4.781	8,836,961.42	7.120
800,000.00	- 900,000.00	6	2.390	5,088,890.85	4.100
900,000.00	- 1,000,000.00	9	3.586	8,736,707.94	7.039
1,000,000.00	- 1,100,000.00	2	0.797	2,150,000.00	1.732
1,100,000.00	- 1,200,000.00	3	1.195	3,490,000.00	2.812
1,200,000.00	- 1,300,000.00	3	1.195	3,702,193.47	2.983
1,300,000.00	- 1,400,000.00	1	0.398	1,301,243.22	1.048
1,400,000.00	- 1,500,000.00	3	1.195	4,417,420.00	3.559
1,500,000.00	- 1,600,000.00	1	0.398	1,503,971.53	1.212
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



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<u>Issuance Face</u>		Number of Items	Percent of Items	Principal Balance	Percent of Balance
1,900,000.00	- 2,000,000.00	2	0.797	3,995,597.60	3.219
	> 2,000,000.00	0	0.000	0.00	0.000
Wgt Ave / Total:		251	100.000	124,112,468.69	100.000

Group I

<u>Issuance Coupon</u>		Number of Items	Percent of Items	Principal Balance	Percent of Balance
<=	0.0	0	0.000	0.00	0.000
0.0	- 0.5	0	0.000	0.00	0.000
0.5	- 1.0	381	22.125	175,948,026.81	26.999
1.0	- 1.5	693	40.244	262,212,715.41	40.236
1.5	- 2.0	339	19.686	127,223,517.13	19.522
2.0	- 2.5	131	7.607	41,162,385.78	6.316
2.5	- 3.0	75	4.355	19,147,757.55	2.938
3.0	- 3.5	36	2.091	7,753,349.54	1.190
3.5	- 4.0	42	2.439	11,261,484.73	1.728
4.0	- 4.5	24	1.394	6,633,540.73	1.018
4.5	- 5.0	1	0.058	337,581.64	0.052
5.0	- 5.5	0	0.000	0.00	0.000
5.5	- 6.0	0	0.000	0.00	0.000
6.0	- 6.5	0	0.000	0.00	0.000
6.5	- 7.0	0	0.000	0.00	0.000
7.0	- 7.5	0	0.000	0.00	0.000
7.5	- 8.0	0	0.000	0.00	0.000
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
Wgt Ave / Total:		1722	100.000	651,680,359.32	100.000

Group II



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<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	0.000	0.00	0.000
0.5	-	263	30.941	144,286,627.31	35.708
1.0	-	314	36.941	154,161,415.29	38.152
1.5	-	126	14.824	56,147,003.28	13.895
2.0	-	64	7.529	23,825,639.61	5.896
2.5	-	44	5.176	14,114,605.72	3.493
3.0	-	21	2.471	6,959,995.24	1.722
3.5	-	7	0.824	2,113,200.55	0.523
4.0	-	10	1.176	2,321,728.93	0.575
4.5	-	1	0.118	142,021.10	0.035
5.0	-	0	0.000	0.00	0.000
5.5	-	0	0.000	0.00	0.000
6.0	-	0	0.000	0.00	0.000
6.5	-	0	0.000	0.00	0.000
7.0	-	0	0.000	0.00	0.000
7.5	-	0	0.000	0.00	0.000
8.0	-	0	0.000	0.00	0.000
8.5	-	0	0.000	0.00	0.000
9.0	-	0	0.000	0.00	0.000
9.5	-	0	0.000	0.00	0.000
>	10.0	0	0.000	0.00	0.000
Wgt Ave / Total:		850	100.000	404,072,237.03	100.000

Group III

<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	0.000	0.00	0.000
0.5	-	73	29.084	39,069,382.97	31.479
1.0	-	84	33.466	39,451,213.05	31.787
1.5	-	49	19.522	26,951,991.73	21.716
2.0	-	26	10.359	11,591,837.33	9.340
2.5	-	14	5.578	5,449,296.53	4.391
3.0	-	3	1.195	1,073,445.66	0.865
3.5	-	2	0.797	525,301.42	0.423
4.0	-	0	0.000	0.00	0.000
4.5	-	0	0.000	0.00	0.000
5.0	-	0	0.000	0.00	0.000



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<u>Issuance Coupon</u>			Number of Items	Percent of Items	Principal Balance	Percent of Balance
5.5	-	6.0	0	0.000	0.00	0.000
6.0	-	6.5	0	0.000	0.00	0.000
6.5	-	7.0	0	0.000	0.00	0.000
7.0	-	7.5	0	0.000	0.00	0.000
7.5	-	8.0	0	0.000	0.00	0.000
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
Wgt Ave / Total:			251	100.000	124,112,468.69	100.000

Group I

<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	1358	78.862	506,572,071.44	77.733
>		360	364	21.138	145,108,287.88	22.267
Wgt Ave / Total:			1722	100.000	651,680,359.32	100.000

Group II

<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	690	81.176	323,284,581.01	80.007
>		360	160	18.824	80,787,656.02	19.993
Wgt Ave / Total:			850	100.000	404,072,237.03	100.000

Group III



101 Barclay Street, 8West
New York, NY 10286

Officer: Maria Tokarz
212-815-4595
Associate: Tiffany Barnes
212-815-3652

CWALT, Inc.
Alternative Loan Trust 2006-OA7
Mortgage Pass-Through Certificates, Series 2006-OA7

<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	222	88.446	111,729,386.43	90.023
>	360	29	11.554	12,383,082.26	9.977
Wgt Ave / Total:		251	100.000	124,112,468.69	100.000