



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	49,923,748.85	4.103479	43,343.13	170,717.55	214,060.68	0.00	49,880,405.72	0.00
1A2	02146BAB2	Senior	Var-30/360	324,085,008.04	4.951000	281,366.24	1,483,970.88	1,765,337.12	0.00	323,803,641.80	0.00
1A3	02146BAC0	Senior	Var-30/360	162,042,504.02	4.951000	140,683.12	741,985.44	882,668.56	0.00	161,901,820.90	0.00
1A4	02146BAD8	Senior	Var-30/360	54,014,500.83	4.951000	46,894.66	247,330.00	294,224.67	0.00	53,967,606.17	0.00
1X	02146BAE6	Senior	Var-30/360	540,142,012.90	0.036479	0.00	16,419.96	16,419.96	0.00	539,673,068.87	0.00
2A1	02146BAF3	Senior	Var-30/360	219,495,017.11	4.951000	161,939.29	1,003,580.89	1,165,520.18	0.00	219,333,077.82	0.00
2A2	02146BAG1	Senior	Var-30/360	109,748,007.17	4.951000	80,970.02	501,792.72	582,762.74	0.00	109,667,037.15	0.00
2A3	02146BAH9	Senior	Var-30/360	36,582,336.65	4.951000	26,989.76	167,262.72	194,252.48	0.00	36,555,346.89	0.00
2X	02146BAJ5	Senior	Var-30/360	365,825,360.93	0.000000	0.00	0.00	0.00	0.00	365,555,461.86	0.00
3A1	02146BAK2	Senior	Var-Act/360	101,012,947.16	3.543834	3,412,475.48	342,957.16	3,755,432.64	0.00	97,600,471.68	0.00
3A2	02146BAL0	Senior	Var-Act/360	11,223,770.28	3.543834	379,167.64	38,232.67	417,400.31	0.00	10,844,602.64	0.00
AR	02146BAM8	Senior	Var-30/360	0.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00
C	02146BAV8	Residual	Var-30/360	5,917,224.92	0.000000	0.00	0.00	0.00	0.00	5,917,224.92	0.00
P1	02146BAW6	Prepay Penalties	Var-30/360	100.00	0.000000	0.00	28,678.75	28,678.75	0.00	100.00	0.00
P2	02146BAX4	Prepay Penalties	Var-30/360	100.00	0.000000	0.00	24,673.80	24,673.80	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	4.935242	0.00	154,330.50	154,330.50	0.00	35,180,000.00	0.00
M2	02146BAP1	Subordinate	Var-Act/360	23,411,000.00	4.935242	0.00	102,701.29	102,701.29	0.00	23,411,000.00	0.00
M3	02146BAQ9	Subordinate	Var-Act/360	8,624,000.00	4.935242	0.00	37,832.47	37,832.47	0.00	8,624,000.00	0.00
M4	02146BAR7	Subordinate	Var-Act/360	12,786,000.00	4.935242	0.00	56,090.67	56,090.67	0.00	12,786,000.00	0.00
M5	02146BAS5	Subordinate	Var-Act/360	10,656,000.00	4.935242	0.00	46,746.61	46,746.61	0.00	10,656,000.00	0.00
M6	02146BAT3	Subordinate	Var-Act/360	8,443,000.00	4.935242	0.00	37,038.44	37,038.44	0.00	8,443,000.00	0.00
M7	02146BAU0	Subordinate	Var-Act/360	6,720,000.00	4.935242	0.00	29,479.85	29,479.85	0.00	6,720,000.00	0.00
Totals				2,085,832,638.86		4,573,829.34	5,231,822.37	9,805,651.72	0.00	2,080,519,966.42	0.00



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**CWALT, Inc.**  
**Alternative Loan Trust 2006-OA7**  
**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	49,923,748.85	43,343.13	43,343.13	0.00	0.00	49,880,405.72	0.99760811449
1A2	02146BAB2	324,580,000.00	324,085,008.04	281,366.24	281,366.24	0.00	0.00	323,803,641.80	0.99760811449
1A3	02146BAC0	162,290,000.00	162,042,504.02	140,683.12	140,683.12	0.00	0.00	161,901,820.90	0.99760811449
1A4	02146BAD8	54,097,000.00	54,014,500.83	46,894.66	46,894.66	0.00	0.00	53,967,606.17	0.99760811449
1X	02146BAE6	540,967,000.00	540,142,012.90	0.00	0.00	0.00	0.00	539,673,068.87	0.99760811449
2A1	02146BAF3	220,105,000.00	219,495,017.11	161,939.29	161,939.29	0.00	0.00	219,333,077.82	0.99649293663
2A2	02146BAG1	110,053,000.00	109,748,007.17	80,970.02	80,970.02	0.00	0.00	109,667,037.15	0.99649293663
2A3	02146BAH9	36,684,000.00	36,582,336.65	26,989.76	26,989.76	0.00	0.00	36,555,346.89	0.99649293663
2X	02146BAJ5	366,842,000.00	365,825,360.93	0.00	0.00	0.00	0.00	365,555,461.86	0.99649293663
3A1	02146BAK2	102,509,000.00	101,012,947.16	3,412,475.48	3,412,475.48	0.00	0.00	97,600,471.68	0.95211612323
3A2	02146BAL0	11,390,000.00	11,223,770.28	379,167.64	379,167.64	0.00	0.00	10,844,602.64	0.95211612323
AR	02146BAM8	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000000
C	02146BAV8	5,916,984.00	5,917,224.92	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	2,085,832,638.86	4,573,829.34	4,573,829.34	0.00	0.00	2,080,519,966.42	



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

*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	49,923,748.85	4.103479	170,717.55	0.00	170,717.55	0.00	0.00	170,717.55	0.00
1A2	324,085,008.04	4.951000	1,337,120.73	0.00	1,337,120.73	146,850.15	0.00	1,483,970.88	818,961.35
1A3	162,042,504.02	4.951000	668,560.36	0.00	668,560.36	73,425.08	0.00	741,985.44	409,480.68
1A4	54,014,500.83	4.951000	222,854.83	0.00	222,854.83	24,475.18	0.00	247,330.00	136,494.40
1X	540,142,012.90	0.036479	16,419.96	0.00	16,419.96	0.00	0.00	16,419.96	0.00
2A1	219,495,017.11	4.951000	905,599.86	0.00	905,599.86	97,981.03	0.00	1,003,580.89	546,425.55
2A2	109,748,007.17	4.951000	452,801.99	0.00	452,801.99	48,990.74	0.00	501,792.72	273,214.02
2A3	36,582,336.65	4.951000	150,932.62	0.00	150,932.62	16,330.10	0.00	167,262.72	91,070.51
2X	365,825,360.93	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3A1	101,012,947.16	3.543834	318,198.29	0.00	318,198.29	24,758.87	0.00	342,957.16	132,140.40
3A2	11,223,770.28	3.543834	35,355.71	0.00	35,355.71	2,876.96	0.00	38,232.67	15,354.60
AR	0.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C	5,917,224.92	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
P1	100.00	0.000000	0.00	0.00	0.00	0.00	0.00	28,678.75	0.00
P2	100.00	0.000000	0.00	0.00	0.00	0.00	0.00	24,673.80	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	4.935242	154,330.50	0.00	154,330.50	0.00	0.00	154,330.50	16,761.56
M2	23,411,000.00	4.935242	102,701.29	0.00	102,701.29	0.00	0.00	102,701.29	11,986.60
M3	8,624,000.00	4.935242	37,832.47	0.00	37,832.47	0.00	0.00	37,832.47	4,798.84
M4	12,786,000.00	4.935242	56,090.67	0.00	56,090.67	0.00	0.00	56,090.67	10,751.70
M5	10,656,000.00	4.935242	46,746.61	0.00	46,746.61	0.00	0.00	46,746.61	9,907.79
M6	8,443,000.00	4.935242	37,038.44	0.00	37,038.44	0.00	0.00	37,038.44	14,229.33
M7	6,720,000.00	4.935242	29,479.85	0.00	29,479.85	0.00	0.00	29,479.85	15,805.49
Totals	2,085,832,638.86		4,742,781.73	0.00	4,742,781.73	435,688.11	0.00	5,231,822.37	2,507,382.82



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

*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	998.474977026	0.866862532	3.414351080	997.608114494	4.103479
1A2	02146BAB2	324,580,000.00	998.474977026	0.866862532	4.571972652	997.608114494	4.951000
1A3	02146BAC0	162,290,000.00	998.474977026	0.866862532	4.571972652	997.608114494	4.951000
1A4	02146BAD8	54,097,000.00	998.474977026	0.866862532	4.571972652	997.608114494	4.951000
1X	02146BAE6	540,967,000.00	998.474977026	0.000000000	0.030352970	997.608114494	0.036479
2A1	02146BAF3	220,105,000.00	997.228673183	0.735736557	4.559555157	996.492936626	4.951000
2A2	02146BAG1	110,053,000.00	997.228673183	0.735736557	4.559555157	996.492936626	4.951000
2A3	02146BAH9	36,684,000.00	997.228673183	0.735736557	4.559555157	996.492936626	4.951000
2X	02146BAJ5	366,842,000.00	997.228673183	0.000000000	0.000000000	996.492936626	0.000000
3A1	02146BAK2	102,509,000.00	985.405643945	33.289520716	3.345629735	952.116123229	3.543834
3A2	02146BAL0	11,390,000.00	985.405643945	33.289520716	3.356687372	952.116123229	3.543834
AR	02146BAM8	100.00	0.000000000	0.000000000	0.000000000	0.000000000	0.000000
C	02146BAV8	5,916,984.00	1,000.040717450	0.000000000	0.000000000	1,000.040717450	0.000000
P1	02146BAW6	100.00	1,000.000000000	0.000000000	286,787.500000000	1,000.000000000	0.000000
P2	02146BAX4	100.00	1,000.000000000	0.000000000	246,738.000000000	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	4.386881875	1,000.000000000	4.935242
M2	02146BAP1	23,411,000.00	1,000.000000000	0.000000000	4.386881875	1,000.000000000	4.935242
M3	02146BAQ9	8,624,000.00	1,000.000000000	0.000000000	4.386881875	1,000.000000000	4.935242
M4	02146BAR7	12,786,000.00	1,000.000000000	0.000000000	4.386881875	1,000.000000000	4.935242
M5	02146BAS5	10,656,000.00	1,000.000000000	0.000000000	4.386881875	1,000.000000000	4.935242
M6	02146BAT3	8,443,000.00	1,000.000000000	0.000000000	4.386881875	1,000.000000000	4.935242
M7	02146BAU0	6,720,000.00	1,000.000000000	0.000000000	4.386881875	1,000.000000000	4.935242
Totals		2,091,254,284.00	997.407467288	2.187122520	2.501762894	994.867043352	



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

**Pool Level Data**

Distribution Date		6/26/06
Cut-off Date		4/ 1/06
Record Date		5/31/06
Determination Date		6/22/06
LIBOR Determination Date		5/23/06
Accrual Period 30/360	Begin	5/ 1/06
	End	6/ 1/06
Number of Days in 30/360 Accrual Period		30
Accrual Period Actual Days	Begin	5/25/06
	End	6/26/06
Number of Days in Actual Accrual Period		32

**Additional Interest Rate Details**

Libor Rate	5.0812500%
Group 1 Net Funds Cap	5.0474792%
Group 2 Net Funds Caps	6.0743212%
Subordinate Net Funds Cap	4.9352421%

**Collateral Detail**

**Original Mortgage Details**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Group III</b></u>	<u><b>Total</b></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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**Mortgage Pass-Through Certificates, Series 2006-OA7**

**Current Mortgage Loan Details**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Group III</b></u>	<u><b>Total</b></u>
Beginning Aggregate Loan Count	1,722	850	251	2,823
Loans Paid Off or otherwise removed pursuant to the PSA	<u>3</u>	<u>2</u>	<u>8</u>	<u>13</u>
Ending Aggregate Loan Count	1,719	848	243	2,810
Beginning Pool Stated Principal Balance	651,680,359.32	404,072,237.03	124,112,468.69	1,179,865,065.04
Scheduled Principal	446,003.96	132,239.38	141,948.73	720,192.07
Negative Amortization	-1,220,866.80	-965,785.70	-147,720.00	-2,334,372.50
Unscheduled Principal	1,287,149.99	1,103,445.39	3,797,414.39	6,188,009.77
Realized Principal Losses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Ending Pool Stated Principal Balance	651,168,072.17	403,802,337.96	120,320,825.57	1,175,291,235.70
Beginning Weighted Average Mortgage Rate	5.46109%	6.47820%	4.17034%	
Beginning Weighted Average Net Mortgage Rate	5.04748%	6.07432%	3.78009%	
Beginning Weighted Average Remaining Term to Maturity	385	382	370	
Ending Weighted Average Remaining Term to Maturity	385	382	370	



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**Servicer Remittance Summary**

**Interest Remittance Amount**

	<b>Group I</b>	<b>Group II</b>	<b>Group III</b>	<b>Total</b>
Scheduled Interest	2,964,491.23	2,181,294.36	428,739.38	5,574,524.98
Less: Servicing Fees	-203,650.11	-126,272.57	-38,785.15	-368,707.83
Less: Mortgage Insurance Premium (LPMI)	-16,078.86	-6,692.82	-646.99	-23,418.67
Liquidation Interest Proceeds	0.00	0.00	0.00	0.00
Compensating Interest	1,244.56	88.69	2,587.10	3,920.35
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	2,746,006.82	2,048,417.66	391,894.35	5,186,318.83

**Principal Remittance Amount**

	<b>Group I</b>	<b>Group II</b>	<b>Group III</b>	<b>Total</b>
Scheduled Principal	446,003.96	132,239.38	141,948.73	720,192.07
Negative Amortization	-1,220,866.80	-965,785.70	-147,720.00	-2,334,372.50
Curtailment Principal	305,176.84	109,355.27	23,741.80	438,273.91
Paid in Full Principal	981,973.15	994,090.12	3,773,672.59	5,749,735.86
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>512,287.15</u>	<u>269,899.07</u>	<u>3,791,643.12</u>	<u>4,573,829.34</u>
<b>Total Remittance</b>	<b>3,258,293.97</b>	<b>2,318,316.73</b>	<b>4,183,537.47</b>	<b>9,760,148.17</b>



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**Amounts Distributable to the Certificates**

	<b>Group I</b>	<b>Group II</b>	<b>Group III</b>	<b>Total</b>
Principal Remittance Amount	512,287.15	269,899.07	3,791,643.12	4,573,829.34
Interest Remittance	2,746,006.71	2,048,417.71	391,894.30	5,186,318.73
Less: Trustee Fee	<u>4,887.60</u>	<u>3,030.54</u>	<u>930.84</u>	<u>8,848.99</u>
Interest Funds	2,741,119.11	2,045,387.17	390,963.46	5,177,469.74

**Servicer Advances**

	<b>Group I</b>	<b>Group II</b>	<b>Group III</b>	<b>Total</b>
Principal Advances	-22,359.53	-21,759.58	-3,396.28	-47,515.39
Interest Advances	55,964.85	45,919.75	7,371.82	109,256.42
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	33,605.32	24,160.17	3,975.54	61,741.03





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**Alternative Loan Trust 2006-OA7**  
**Mortgage Pass-Through Certificates, Series 2006-OA7**

**Fees of the Trust**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Group III</b></u>	<u><b>Total</b></u>
Gross Master Servicing Fee	203,650.11	126,272.57	38,785.15	368,707.83
Net Master Servicing Fee	202,405.55	126,183.88	36,198.05	364,787.48
Trustee Fee	4,887.60	3,030.54	930.84	8,848.99
Mortgage Insurance Premium (LPMI)	<u>16,078.86</u>	<u>6,692.82</u>	<u>646.99</u>	<u>23,418.67</u>
Total Net Loan Fees	207,293.15	129,214.42	37,128.89	373,636.47

**Mortgage Prepayment Details**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Group III</b></u>	<u><b>Total</b></u>
Principal Balance of Loans Paid in Full	981,973.15	994,090.12	3,773,672.59	5,749,735.86
Prepayment Interest Excess	0.00	0.00	0.00	0.00
Prepayment Interest Shortfall	1,244.56	88.69	2,587.10	3,920.35
Compensating Interest	1,244.56	88.69	2,587.10	3,920.35
Non-Supported Prepayment Interest Shortfall	0.00	0.00	0.00	0.00
Prepayment Charges	28,678.75	24,673.80	0.00	53,352.55
CPR %	2.342%	3.222%	31.125%	
SMM %	0.197%	0.273%	3.060%	

**Loan Substitution**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Group III</b></u>	<u><b>Total</b></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**

		<b>Group I</b>	<b>Group II</b>	<b>Group III</b>	<b>Total</b>
	Beginning Balance	0.00	0.00	0.00	0.00
Deposits	Principal Remittance	512,287.15	269,899.07	3,791,643.12	4,573,829.34
	Interest Remittance	2,746,006.82	2,048,417.66	391,894.35	5,186,318.83
	Prepayment Charges	<u>28,678.75</u>	<u>24,673.80</u>	<u>0.00</u>	<u>53,352.55</u>
	Total Deposits	3,286,972.72	2,342,990.53	4,183,537.47	9,813,500.72
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>3,286,972.72</u>	<u>2,342,990.53</u>	<u>4,183,537.47</u>	<u>9,813,500.72</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	9,813,500.72
Withdrawals	To the trustee, the Trustee Fee	8,848.99
	Payment of Prepayment Penalties to P Classes	53,352.55
	Principal and Interest Payments	9,751,299.08
	To Terminate the Distribution Account	<u>0.00</u>
	Total Withdrawals	9,813,500.62
	Ending Balance	0.00



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**Carryover Reserve Account**

	Beginning Balance	1,000.00
Deposits	Excess Cashflow, to pay shortfalls	435,688.10
Withdrawals	Month 1 NRC Payment	0.00
	To Pay Interest Shortfalls	435,688.10
	Ending Balance	0.00

*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	23	1.33799%	9,558,587.86	1.46791%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
Group 2	8	0.94340%	7,015,044.43	1.73725%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
Group 3	3	1.23457%	1,202,879.29	0.99973%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
<b>Total</b>	<b>34</b>	<b>1.20996%</b>	<b>17,776,511.58</b>	<b>1.51252%</b>	<b>0</b>	<b>0.00000%</b>	<b>0.00</b>	<b>0.00000%</b>	<b>0</b>	<b>0.00000%</b>	<b>0.00</b>	<b>0.00000%</b>

	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%
<b>Total</b>	<b>0</b>	<b>0.00000%</b>	<b>0.00</b>	<b>0.00000%</b>	<b>0</b>	<b>0.00000%</b>	<b>0.00</b>	<b>0.00000%</b>	<b>0</b>	<b>0.00000%</b>	<b>0.00</b>	<b>0.00000%</b>



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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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<b>Credit Enhancements</b>
----------------------------

**Overcollateralization Details**

OC Amount Beginning	5,917,224.92
OC Floor	5,917,224.92
OC Target Amount	5,917,224.92
Group Excess Cashflow	434,688.10
OC Amount Ending	5,917,224.92

**Trigger Events**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Group III</b></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%	1,974,699,966.43 94.913771%
35,180,000.00 1.682244%	35,180,000.00 1.690923%
23,411,000.00 1.119472%	23,411,000.00 1.125248%
8,624,000.00 0.412384%	8,624,000.00 0.414512%
12,786,000.00 0.611403%	12,786,000.00 0.614558%
10,656,000.00 0.509551%	10,656,000.00 0.512180%
8,443,000.00 0.403729%	8,443,000.00 0.405812%
6,720,000.00 0.321338%	6,720,000.00 0.322996%



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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	2.909	3,929,646.77	0.603
100,000.00	- 200,000.00	323	18.790	51,691,423.22	7.938
200,000.00	- 300,000.00	381	22.164	96,103,925.23	14.759
300,000.00	- 400,000.00	358	20.826	127,102,115.01	19.519
400,000.00	- 500,000.00	227	13.205	101,748,248.76	15.625
500,000.00	- 600,000.00	163	9.482	89,030,475.15	13.672
600,000.00	- 700,000.00	88	5.119	56,596,315.75	8.692
700,000.00	- 800,000.00	38	2.211	28,506,166.62	4.378
800,000.00	- 900,000.00	33	1.920	27,933,237.31	4.290
900,000.00	- 1,000,000.00	22	1.280	21,184,329.68	3.253
1,000,000.00	- 1,100,000.00	10	0.582	10,412,045.34	1.599
1,100,000.00	- 1,200,000.00	6	0.349	7,024,184.79	1.079
1,200,000.00	- 1,300,000.00	4	0.233	5,068,512.13	0.778
1,300,000.00	- 1,400,000.00	4	0.233	5,396,926.32	0.829
1,400,000.00	- 1,500,000.00	6	0.349	8,816,419.01	1.354
1,500,000.00	- 1,600,000.00	1	0.058	1,571,146.46	0.241
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	3,445,695.91	0.529
1,800,000.00	- 1,900,000.00	2	0.116	3,667,134.25	0.563
1,900,000.00	- 2,000,000.00	1	0.058	1,940,124.46	0.298
>	2,000,000.00	0	0.000	0.00	0.000
<b>Wgt Ave / Total:</b>		<b>1719</b>	<b>100.000</b>	<b>651,168,072.17</b>	<b>100.000</b>

**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	1.061	702,383.74	0.174
100,000.00	- 200,000.00	120	14.151	19,020,501.54	4.710
200,000.00	- 300,000.00	134	15.802	34,010,519.99	8.423
300,000.00	- 400,000.00	152	17.925	53,413,195.02	13.228
400,000.00	- 500,000.00	136	16.038	62,025,028.72	15.360
500,000.00	- 600,000.00	104	12.264	56,389,586.10	13.965
600,000.00	- 700,000.00	54	6.368	34,966,724.59	8.659





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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	4.363	27,895,344.31	6.908
800,000.00	- 900,000.00	30	3.538	25,647,954.36	6.352
900,000.00	- 1,000,000.00	22	2.594	21,324,539.05	5.281
1,000,000.00	- 1,100,000.00	8	0.943	8,344,649.75	2.067
1,100,000.00	- 1,200,000.00	4	0.472	4,669,115.21	1.156
1,200,000.00	- 1,300,000.00	9	1.061	11,326,130.88	2.805
1,300,000.00	- 1,400,000.00	9	1.061	12,204,071.79	3.022
1,400,000.00	- 1,500,000.00	13	1.533	19,160,763.06	4.745
1,500,000.00	- 1,600,000.00	1	0.118	1,575,428.45	0.390
1,600,000.00	- 1,700,000.00	0	0.000	0.00	0.000
1,700,000.00	- 1,800,000.00	2	0.236	3,460,791.54	0.857
1,800,000.00	- 1,900,000.00	2	0.236	3,662,379.48	0.907
1,900,000.00	- 2,000,000.00	2	0.236	4,003,230.38	0.991
>	2,000,000.00	0	0.000	0.00	0.000
<b>Wgt Ave / Total:</b>		<b>848</b>	<b>100.000</b>	<b>403,802,337.96</b>	<b>100.000</b>

**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	1.646	344,504.32	0.286
100,000.00	- 200,000.00	25	10.288	4,038,427.26	3.356
200,000.00	- 300,000.00	42	17.284	10,621,879.69	8.828
300,000.00	- 400,000.00	32	13.169	11,169,432.46	9.283
400,000.00	- 500,000.00	46	18.930	20,699,891.04	17.204
500,000.00	- 600,000.00	30	12.346	15,936,993.12	13.245
600,000.00	- 700,000.00	23	9.465	15,073,014.59	12.527
700,000.00	- 800,000.00	11	4.527	8,080,539.77	6.716
800,000.00	- 900,000.00	6	2.469	5,081,606.42	4.223
900,000.00	- 1,000,000.00	9	3.704	8,735,509.81	7.260
1,000,000.00	- 1,100,000.00	2	0.823	2,145,358.87	1.783
1,100,000.00	- 1,200,000.00	3	1.235	3,482,099.57	2.894
1,200,000.00	- 1,300,000.00	3	1.235	3,699,888.10	3.075
1,300,000.00	- 1,400,000.00	1	0.412	1,298,482.42	1.079
1,400,000.00	- 1,500,000.00	3	1.235	4,407,280.30	3.663
1,500,000.00	- 1,600,000.00	1	0.412	1,508,390.10	1.254
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	0.823	3,997,527.73	3.322
	> 2,000,000.00	0	0.000	0.00	0.000
<b>Wgt Ave / Total:</b>		<b>243</b>	<b>100.000</b>	<b>120,320,825.57</b>	<b>100.000</b>

**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	380	22.106	175,750,893.75	26.990
1.0	- 1.5	693	40.314	262,440,043.08	40.303
1.5	- 2.0	339	19.721	127,330,290.18	19.554
2.0	- 2.5	131	7.621	41,158,334.72	6.321
2.5	- 3.0	75	4.363	19,162,031.83	2.943
3.0	- 3.5	35	2.036	7,484,398.08	1.149
3.5	- 4.0	41	2.385	10,868,477.72	1.669
4.0	- 4.5	24	1.396	6,636,438.46	1.019
4.5	- 5.0	1	0.058	337,164.35	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
<b>Wgt Ave / Total:</b>		<b>1719</b>	<b>100.000</b>	<b>651,168,072.17</b>	<b>100.000</b>

**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 -	0.5	0	0.000	0.00	0.000
0.5 -	1.0	263	31.014	144,531,722.02	35.793
1.0 -	1.5	312	36.792	153,470,974.84	38.006
1.5 -	2.0	126	14.858	56,249,924.59	13.930
2.0 -	2.5	64	7.547	23,861,983.04	5.909
2.5 -	3.0	44	5.189	14,134,569.23	3.500
3.0 -	3.5	21	2.476	6,970,123.89	1.726
3.5 -	4.0	7	0.825	2,117,157.92	0.524
4.0 -	4.5	10	1.179	2,324,040.94	0.576
4.5 -	5.0	1	0.118	141,841.49	0.035
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
<b>Wgt Ave / Total:</b>		<b>848</b>	<b>100.000</b>	<b>403,802,337.96</b>	<b>100.000</b>

**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 -	0.5	0	0.000	0.00	0.000
0.5 -	1.0	71	29.218	38,199,578.49	31.748
1.0 -	1.5	81	33.333	38,267,446.53	31.805
1.5 -	2.0	46	18.930	25,229,674.96	20.969
2.0 -	2.5	26	10.700	11,580,636.64	9.625
2.5 -	3.0	14	5.761	5,447,297.50	4.527
3.0 -	3.5	3	1.235	1,071,685.17	0.891
3.5 -	4.0	2	0.823	524,506.28	0.436
4.0 -	4.5	0	0.000	0.00	0.000
4.5 -	5.0	0	0.000	0.00	0.000
5.0 -	5.5	0	0.000	0.00	0.000



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>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
<b>Wgt Ave / Total:</b>			<b>243</b>	<b>100.000</b>	<b>120,320,825.57</b>	<b>100.000</b>

**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	1356	78.883	506,101,281.41	77.722
>		360	363	21.117	145,066,790.76	22.278
<b>Wgt Ave / Total:</b>			<b>1719</b>	<b>100.000</b>	<b>651,168,072.17</b>	<b>100.000</b>

**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	688	81.132	322,788,464.90	79.937
>		360	160	18.868	81,013,873.06	20.063
<b>Wgt Ave / Total:</b>			<b>848</b>	<b>100.000</b>	<b>403,802,337.96</b>	<b>100.000</b>

**Group III**



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**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	216	88.889	108,505,785.11	90.180
>	360	27	11.111	11,815,040.46	9.820
<b>Wgt Ave / Total:</b>		<b>243</b>	<b>100.000</b>	<b>120,320,825.57</b>	<b>100.000</b>