



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	49,880,405.72	5.983930	142,375.60	248,734.06	391,109.65	0.00	49,738,030.13	0.00
1A2	02146BAB2	Senior	Var-30/360	323,803,641.80	5.083000	924,245.44	1,371,578.26	2,295,823.70	0.00	322,879,396.37	0.00
1A3	02146BAC0	Senior	Var-30/360	161,901,820.90	5.083000	462,122.72	685,789.13	1,147,911.85	0.00	161,439,698.18	0.00
1A4	02146BAD8	Senior	Var-30/360	53,967,606.17	5.083000	154,041.86	228,597.79	382,639.64	0.00	53,813,564.31	0.00
1X	02146BAE6	Senior	Var-30/360	539,673,068.87	1.784930	0.00	802,732.31	802,732.31	0.00	538,132,658.86	0.00
2A1	02146BAF3	Senior	Var-30/360	219,333,077.82	5.083000	0.00	929,058.36	929,058.36	0.00	219,333,077.82	0.00
2A2	02146BAG1	Senior	Var-30/360	109,667,037.15	5.083000	0.00	464,531.29	464,531.29	0.00	109,667,037.15	0.00
2A3	02146BAH9	Senior	Var-30/360	36,555,346.89	5.083000	0.00	154,842.36	154,842.36	0.00	36,555,346.89	0.00
2X	02146BAJ5	Senior	Var-30/360	365,555,461.86	0.261225	0.00	79,576.98	79,576.98	0.00	365,555,461.86	0.00
3A1	02146BAK2	Senior	Var-Act/360	97,600,471.68	5.532500	7,438,615.25	434,979.55	7,873,594.80	0.00	90,161,856.42	0.00
3A2	02146BAL0	Senior	Var-Act/360	10,844,602.64	5.612500	826,520.87	49,030.41	875,551.28	0.00	10,018,081.77	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	702,087.33	702,087.33	0.00	5,917,224.92	0.00
P1	02146BAW6	Prepay Penalties	Var-30/360	100.00	0.000000	0.00	65,987.84	65,987.84	0.00	100.00	0.00
P2	02146BAX4	Prepay Penalties	Var-30/360	100.00	0.000000	0.00	18,367.13	18,367.13	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	5.712500	0.00	161,889.08	161,889.08	0.00	35,180,000.00	0.00
M2	02146BAP1	Subordinate	Var-Act/360	23,411,000.00	5.752500	0.00	108,485.60	108,485.60	0.00	23,411,000.00	0.00
M3	02146BAQ9	Subordinate	Var-Act/360	8,624,000.00	5.802500	0.00	40,310.61	40,310.61	0.00	8,624,000.00	0.00
M4	02146BAR7	Subordinate	Var-Act/360	12,786,000.00	6.122500	0.00	63,060.73	63,060.73	0.00	12,786,000.00	0.00
M5	02146BAS5	Subordinate	Var-Act/360	10,656,000.00	6.222500	0.00	53,413.94	53,413.94	0.00	10,656,000.00	0.00
M6	02146BAT3	Subordinate	Var-Act/360	8,443,000.00	7.039831	0.00	48,102.23	48,102.23	0.00	8,443,000.00	0.00
M7	02146BAU0	Subordinate	Var-Act/360	6,720,000.00	7.039831	0.00	42,345.80	42,345.80	0.00	6,720,000.00	0.00
Totals				2,080,519,966.42		9,947,921.74	6,753,500.79	16,701,422.51	0.00	2,069,031,634.68	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	49,880,405.72	142,375.60	142,375.60	0.00	0.00	49,738,030.13	0.99476060252
1A2	02146BAB2	324,580,000.00	323,803,641.80	924,245.44	924,245.44	0.00	0.00	322,879,396.37	0.99476060252
1A3	02146BAC0	162,290,000.00	161,901,820.90	462,122.72	462,122.72	0.00	0.00	161,439,698.18	0.99476060252
1A4	02146BAD8	54,097,000.00	53,967,606.17	154,041.86	154,041.86	0.00	0.00	53,813,564.31	0.99476060252
1X	02146BAE6	540,967,000.00	539,673,068.87	0.00	0.00	0.00	0.00	538,132,658.86	0.99476060252
2A1	02146BAF3	220,105,000.00	219,333,077.82	0.00	0.00	0.00	0.00	219,333,077.82	0.99649293663
2A2	02146BAG1	110,053,000.00	109,667,037.15	0.00	0.00	0.00	0.00	109,667,037.15	0.99649293663
2A3	02146BAH9	36,684,000.00	36,555,346.89	0.00	0.00	0.00	0.00	36,555,346.89	0.99649293663
2X	02146BAJ5	366,842,000.00	365,555,461.86	0.00	0.00	0.00	0.00	365,555,461.86	0.99649293663
3A1	02146BAK2	102,509,000.00	97,600,471.68	7,438,615.25	7,438,615.25	0.00	0.00	90,161,856.42	0.87955063870
3A2	02146BAL0	11,390,000.00	10,844,602.64	826,520.87	826,520.87	0.00	0.00	10,018,081.77	0.87955063870
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	2,080,519,966.42	9,947,921.74	9,947,921.74	0.00	0.00	2,069,031,634.68	



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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	49,880,405.72	5.983930	248,734.06	0.00	248,734.06	0.00	0.00	248,734.06	0.00
1A2	323,803,641.80	5.083000	1,371,578.26	0.00	1,371,578.26	0.00	0.00	1,371,578.26	0.00
1A3	161,901,820.90	5.083000	685,789.13	0.00	685,789.13	0.00	0.00	685,789.13	0.00
1A4	53,967,606.17	5.083000	228,597.79	0.00	228,597.79	0.00	0.00	228,597.79	0.00
1X	539,673,068.87	1.784930	802,732.31	0.00	802,732.31	0.00	0.00	802,732.31	0.00
2A1	219,333,077.82	5.083000	929,058.36	0.00	929,058.36	0.00	0.00	929,058.36	0.00
2A2	109,667,037.15	5.083000	464,531.29	0.00	464,531.29	0.00	0.00	464,531.29	0.00
2A3	36,555,346.89	5.083000	154,842.36	0.00	154,842.36	0.00	0.00	154,842.36	0.00
2X	365,555,461.86	0.261225	79,576.98	0.00	79,576.98	0.00	0.00	79,576.98	0.00
3A1	97,600,471.68	5.532500	434,979.55	0.00	434,979.55	0.00	0.00	434,979.55	0.00
3A2	10,844,602.64	5.612500	49,030.41	0.00	49,030.41	0.00	0.00	49,030.41	0.00
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	702,087.33	0.00
P1	100.00	0.000000	0.00	0.00	0.00	0.00	0.00	65,987.84	0.00
P2	100.00	0.000000	0.00	0.00	0.00	0.00	0.00	18,367.13	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	5.712500	161,889.08	0.00	161,889.08	0.00	0.00	161,889.08	0.00
M2	23,411,000.00	5.752500	108,485.60	0.00	108,485.60	0.00	0.00	108,485.60	0.00
M3	8,624,000.00	5.802500	40,310.61	0.00	40,310.61	0.00	0.00	40,310.61	0.00
M4	12,786,000.00	6.122500	63,060.73	0.00	63,060.73	0.00	0.00	63,060.73	0.00
M5	10,656,000.00	6.222500	53,413.94	0.00	53,413.94	0.00	0.00	53,413.94	0.00
M6	8,443,000.00	7.039831	47,880.04	0.00	47,880.04	222.19	0.00	48,102.23	222.19
M7	6,720,000.00	7.039831	38,108.95	0.00	38,108.95	4,236.85	0.00	42,345.80	4,236.85
Totals	2,080,519,966.42		5,962,599.45	0.00	5,962,599.45	4,459.04	0.00	6,753,500.79	4,459.04



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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	997.608114494	2.847511972	4.974681125	994.760602522	5.983930
1A2	02146BAB2	324,580,000.00	997.608114494	2.847511972	4.225701705	994.760602522	5.083000
1A3	02146BAC0	162,290,000.00	997.608114494	2.847511972	4.225701705	994.760602522	5.083000
1A4	02146BAD8	54,097,000.00	997.608114494	2.847511972	4.225701705	994.760602522	5.083000
1X	02146BAE6	540,967,000.00	997.608114494	0.000000000	1.483884064	994.760602522	1.784930
2A1	02146BAF3	220,105,000.00	996.492936626	0.000000000	4.220977997	996.492936626	5.083000
2A2	02146BAG1	110,053,000.00	996.492936626	0.000000000	4.220977997	996.492936626	5.083000
2A3	02146BAH9	36,684,000.00	996.492936626	0.000000000	4.220977997	996.492936626	5.083000
2X	02146BAJ5	366,842,000.00	996.492936626	0.000000000	0.216924407	996.492936626	0.261225
3A1	02146BAK2	102,509,000.00	952.116123229	72.565484529	4.243330308	879.550638700	5.532500
3A2	02146BAL0	11,390,000.00	952.116123229	72.565484529	4.304688903	879.550638700	5.612500
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	118.656284157	1,000.040717450	0.000000
P1	02146BAW6	100.00	1,000.000000000	0.000000000	659,878.400000000	1,000.000000000	0.000000
P2	02146BAX4	100.00	1,000.000000000	0.000000000	183,671.300000000	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	4.601736111	1,000.000000000	5.712500
M2	02146BAP1	23,411,000.00	1,000.000000000	0.000000000	4.633958333	1,000.000000000	5.752500
M3	02146BAQ9	8,624,000.00	1,000.000000000	0.000000000	4.674236111	1,000.000000000	5.802500
M4	02146BAR7	12,786,000.00	1,000.000000000	0.000000000	4.932013889	1,000.000000000	6.122500
M5	02146BAS5	10,656,000.00	1,000.000000000	0.000000000	5.012569444	1,000.000000000	6.222500
M6	02146BAT3	8,443,000.00	1,000.000000000	0.000000000	5.697291667	1,000.000000000	7.039831
M7	02146BAU0	6,720,000.00	1,000.000000000	0.000000000	6.301458333	1,000.000000000	7.039831
Totals		2,091,254,284.00	994.867043352	4.756916371	3.229402011	989.373530761	



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Pool Level Data

Distribution Date		7/25/06
Cut-off Date		4/ 1/06
Record Date		6/30/06
Determination Date		7/21/06
LIBOR Determination Date		6/22/06
Accrual Period 30/360	Begin	6/ 1/06
	End	7/ 1/06
Number of Days in 30/360 Accrual Period		30
Accrual Period Actual Days	Begin	6/26/06
	End	7/25/06
Number of Days in Actual Accrual Period		29

Additional Interest Rate Details

Libor Rate	5.3225000%
Group 1 Net Funds Cap	6.9279302%
Group 2 Net Funds Caps	6.9042254%
Subordinate Net Funds Cap	7.0398311%

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	1,719	848	243	2,810
Loans Paid Off or otherwise removed pursuant to the PSA	<u>8</u>	<u>2</u>	<u>15</u>	<u>25</u>
Ending Aggregate Loan Count	1,711	846	228	2,785
Beginning Pool Stated Principal Balance	651,168,072.17	403,802,337.96	120,320,825.57	1,175,291,235.70
Scheduled Principal	38,121.64	27,352.75	47,376.40	112,850.79
Negative Amortization	-1,832,859.17	-1,143,106.82	-262,631.58	-3,238,597.57
Unscheduled Principal	3,502,909.52	965,680.44	8,605,078.55	13,073,668.51
Realized Principal Losses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Ending Pool Stated Principal Balance	649,459,900.18	403,952,411.59	111,931,002.20	1,165,343,313.97
Beginning Weighted Average Mortgage Rate	7.34113%	7.30816%	6.23970%	
Beginning Weighted Average Net Mortgage Rate	6.92793%	6.90423%	5.84924%	
Beginning Weighted Average Remaining Term to Maturity	385	382	370	
Ending Weighted Average Remaining Term to Maturity	384	381	370	



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Servicer Remittance Summary

Interest Remittance Amount

	Group I	Group II	Group III	Total
Scheduled Interest	3,981,562.51	2,458,808.27	624,199.76	7,064,570.54
Less: Servicing Fees	-203,490.02	-126,188.23	-37,600.26	-367,278.51
Less: Mortgage Insurance Premium (LPMI)	-15,845.95	-6,706.56	-647.22	-23,199.73
Liquidation Interest Proceeds	0.00	0.00	0.00	0.00
Compensating Interest	2,029.70	400.44	1,438.06	3,868.20
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	3,764,256.23	2,326,313.92	587,390.34	6,677,960.50

Principal Remittance Amount

	Group I	Group II	Group III	Total
Scheduled Principal	38,121.64	27,352.75	47,376.40	112,850.79
Negative Amortization	-1,832,859.17	-1,143,106.82	-262,631.58	-3,238,597.57
Curtailment Principal	464,284.94	126,430.39	122,756.07	713,471.40
Paid in Full Principal	3,038,624.58	839,250.05	8,482,322.48	12,360,197.11
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>1,708,171.99</u>	<u>-150,073.63</u>	<u>8,389,823.37</u>	<u>9,947,921.73</u>
Total Remittance	5,472,428.22	2,176,240.29	8,977,213.71	16,625,882.23



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Amounts Distributable to the Certificates

	Group I	Group II	Group III	Total
Principal Remittance Amount	1,708,171.99	-150,073.63	8,389,823.37	9,947,921.73
Interest Remittance	3,764,256.33	2,326,313.82	587,390.40	6,677,960.56
Less: Trustee Fee	<u>4,883.76</u>	<u>3,028.52</u>	<u>902.41</u>	<u>8,814.68</u>
Interest Funds	3,759,372.57	2,323,285.31	586,487.99	6,669,145.87

Servicer Advances

	Group I	Group II	Group III	Total
Principal Advances	-35,414.48	-18,628.19	-4,624.17	-58,666.84
Interest Advances	81,584.65	41,697.63	10,015.41	133,297.69
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	46,170.17	23,069.44	5,391.24	74,630.85



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

Fees of the Trust

	<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</u>
Gross Master Servicing Fee	203,490.02	126,188.23	37,600.26	367,278.51
Net Master Servicing Fee	201,460.33	125,787.79	36,162.19	363,410.31
Trustee Fee	4,883.76	3,028.52	902.41	8,814.68
Mortgage Insurance Premium (LPMI)	<u>15,845.95</u>	<u>6,706.56</u>	<u>647.22</u>	<u>23,199.73</u>
Total Net Loan Fees	206,344.09	128,816.31	37,064.60	372,225.00

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	3,038,624.58	839,250.05	8,482,322.48	12,360,197.11
Prepayment Interest Excess	0.00	0.00	0.00	0.00
Prepayment Interest Shortfall	2,029.70	400.44	1,438.06	3,868.20
Compensating Interest	2,029.70	400.44	1,438.06	3,868.20
Non-Supported Prepayment Interest Shortfall	0.00	-0.00	-0.00	-0.00
Prepayment Charges	65,987.84	18,367.13	0.00	84,354.97
CPR %	6.251%	2.825%	58.885%	
SMM %	0.536%	0.238%	7.139%	

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	1,708,171.99	-150,073.63	8,389,823.37	9,947,921.73
	Interest Remittance	3,764,256.23	2,326,313.92	587,390.34	6,677,960.50
	Prepayment Charges	<u>65,987.84</u>	<u>18,367.13</u>	<u>0.00</u>	<u>84,354.97</u>
	Total Deposits	5,538,416.06	2,194,607.42	8,977,213.71	16,710,237.20
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>5,538,416.06</u>	<u>2,194,607.42</u>	<u>8,977,213.71</u>	<u>16,710,237.20</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	16,710,237.20
Withdrawals	To the trustee, the Trustee Fee	8,814.68
	Payment of Prepayment Penalties to P Classes	84,354.97
	Principal and Interest Payments	16,617,067.60
	To Terminate the Distribution Account	<u>0.00</u>
	Total Withdrawals	16,710,237.26
	Ending Balance	0.00



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Carryover Reserve Account

	Beginning Balance	0.00
Deposits	Excess Cashflow, to pay shortfalls	0.00
Withdrawals	Month 1 NRC Payment	0.00
	To Pay Interest Shortfalls	0.00
	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	36	2.10403%	13,309,937.83	2.04939%	1	0.05845%	401,213.49	0.06178%	0	0.00000%	0.00	0.00000%
Group 2	8	0.94563%	3,923,017.02	0.97116%	3	0.35461%	2,447,919.78	0.60599%	0	0.00000%	0.00	0.00000%
Group 3	3	1.31579%	1,607,088.43	1.43578%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
Total	47	1.68761%	18,840,043.28	1.61669%	4	0.14363%	2,849,133.27	0.24449%	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	5,917,224.92
OC Floor	5,917,224.92
OC Target Amount	5,917,224.92
Group Excess Cashflow	706,546.37
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%	1,963,211,634.69 94.885530%
35,180,000.00 1.682244%	35,180,000.00 1.700312%
23,411,000.00 1.119472%	23,411,000.00 1.131496%
8,624,000.00 0.412384%	8,624,000.00 0.416813%
12,786,000.00 0.611403%	12,786,000.00 0.617970%
10,656,000.00 0.509551%	10,656,000.00 0.515024%
8,443,000.00 0.403729%	8,443,000.00 0.408065%
6,720,000.00 0.321338%	6,720,000.00 0.324790%



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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	2.922	3,935,244.30	0.606
100,000.00	- 200,000.00	322	18.819	51,662,089.62	7.955
200,000.00	- 300,000.00	380	22.209	96,112,983.71	14.799
300,000.00	- 400,000.00	356	20.807	126,663,990.77	19.503
400,000.00	- 500,000.00	224	13.092	100,476,627.66	15.471
500,000.00	- 600,000.00	163	9.527	89,282,956.71	13.747
600,000.00	- 700,000.00	87	5.085	56,085,154.21	8.636
700,000.00	- 800,000.00	38	2.221	28,564,915.29	4.398
800,000.00	- 900,000.00	33	1.929	28,002,945.12	4.312
900,000.00	- 1,000,000.00	22	1.286	21,233,765.89	3.269
1,000,000.00	- 1,100,000.00	10	0.584	10,428,571.87	1.606
1,100,000.00	- 1,200,000.00	6	0.351	7,040,110.09	1.084
1,200,000.00	- 1,300,000.00	4	0.234	5,072,180.08	0.781
1,300,000.00	- 1,400,000.00	4	0.234	5,410,722.44	0.833
1,400,000.00	- 1,500,000.00	6	0.351	8,840,752.82	1.361
1,500,000.00	- 1,600,000.00	1	0.058	1,576,748.85	0.243
1,600,000.00	- 1,700,000.00	0	0.000	0.00	0.000
1,700,000.00	- 1,800,000.00	2	0.117	3,455,250.44	0.532
1,800,000.00	- 1,900,000.00	2	0.117	3,670,143.79	0.565
1,900,000.00	- 2,000,000.00	1	0.058	1,944,746.52	0.299
>	2,000,000.00	0	0.000	0.00	0.000
Wgt Ave / Total:		1711	100.000	649,459,900.18	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	1.064	702,454.45	0.174
100,000.00	- 200,000.00	120	14.184	19,063,928.41	4.719
200,000.00	- 300,000.00	133	15.721	33,815,712.84	8.371
300,000.00	- 400,000.00	152	17.967	53,547,090.94	13.256
400,000.00	- 500,000.00	136	16.076	62,182,787.24	15.394
500,000.00	- 600,000.00	103	12.175	55,961,489.46	13.853
600,000.00	- 700,000.00	54	6.383	35,056,772.25	8.678



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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	4.374	27,968,004.53	6.924
800,000.00	- 900,000.00	30	3.546	25,702,584.61	6.363
900,000.00	- 1,000,000.00	22	2.600	21,376,451.77	5.292
1,000,000.00	- 1,100,000.00	8	0.946	8,368,195.78	2.072
1,100,000.00	- 1,200,000.00	4	0.473	4,682,501.18	1.159
1,200,000.00	- 1,300,000.00	9	1.064	11,339,810.43	2.807
1,300,000.00	- 1,400,000.00	9	1.064	12,230,651.81	3.028
1,400,000.00	- 1,500,000.00	13	1.537	19,215,390.76	4.757
1,500,000.00	- 1,600,000.00	1	0.118	1,579,511.02	0.391
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	3,469,543.86	0.859
1,800,000.00	- 1,900,000.00	2	0.236	3,674,114.88	0.910
1,900,000.00	- 2,000,000.00	2	0.236	4,015,415.37	0.994
>	2,000,000.00	0	0.000	0.00	0.000
Wgt Ave / Total:		846	100.000	403,952,411.59	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	1.754	344,845.01	0.308
100,000.00	- 200,000.00	25	10.965	4,048,314.28	3.617
200,000.00	- 300,000.00	41	17.982	10,305,925.09	9.207
300,000.00	- 400,000.00	31	13.596	10,853,750.09	9.697
400,000.00	- 500,000.00	44	19.298	19,827,498.49	17.714
500,000.00	- 600,000.00	25	10.965	13,693,005.08	12.233
600,000.00	- 700,000.00	21	9.211	13,805,881.32	12.334
700,000.00	- 800,000.00	10	4.386	7,359,314.12	6.575
800,000.00	- 900,000.00	5	2.193	4,283,700.01	3.827
900,000.00	- 1,000,000.00	7	3.070	6,835,179.91	6.107
1,000,000.00	- 1,100,000.00	2	0.877	2,151,219.99	1.922
1,100,000.00	- 1,200,000.00	3	1.316	3,492,099.76	3.120
1,200,000.00	- 1,300,000.00	3	1.316	3,709,723.46	3.314
1,300,000.00	- 1,400,000.00	1	0.439	1,295,717.59	1.158
1,400,000.00	- 1,500,000.00	3	1.316	4,412,142.82	3.942
1,500,000.00	- 1,600,000.00	1	0.439	1,512,994.51	1.352
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	0.877	3,999,690.67	3.573
>	2,000,000.00	0	0.000	0.00	0.000
Wgt Ave / Total:		228	100.000	111,931,002.20	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	379	22.151	175,551,356.85	27.030
1.0	- 1.5	688	40.210	261,428,098.58	40.253
1.5	- 2.0	339	19.813	127,663,036.74	19.657
2.0	- 2.5	129	7.539	40,331,703.20	6.210
2.5	- 3.0	75	4.383	19,195,259.95	2.956
3.0	- 3.5	35	2.046	7,420,983.05	1.143
3.5	- 4.0	41	2.396	10,885,877.00	1.676
4.0	- 4.5	24	1.403	6,646,839.45	1.023
4.5	- 5.0	1	0.058	336,745.36	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:		1711	100.000	649,459,900.18	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	- 0.5	0	0.000	0.00	0.000
0.5	- 1.0	263	31.087	144,872,425.93	35.864
1.0	- 1.5	312	36.879	153,888,296.76	38.096
1.5	- 2.0	125	14.775	55,828,779.78	13.821
2.0	- 2.5	64	7.565	23,909,690.02	5.919
2.5	- 3.0	43	5.083	13,882,541.06	3.437
3.0	- 3.5	21	2.482	6,978,877.70	1.728
3.5	- 4.0	7	0.827	2,122,354.43	0.525
4.0	- 4.5	10	1.182	2,327,784.74	0.576
4.5	- 5.0	1	0.118	141,661.17	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
Wgt Ave / Total:		846	100.000	403,952,411.59	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	- 0.5	0	0.000	0.00	0.000
0.5	- 1.0	67	29.386	36,499,831.52	32.609
1.0	- 1.5	80	35.088	37,945,930.77	33.901
1.5	- 2.0	39	17.105	20,683,174.61	18.479
2.0	- 2.5	23	10.088	9,761,489.79	8.721
2.5	- 3.0	14	6.140	5,446,946.91	4.866
3.0	- 3.5	3	1.316	1,069,919.86	0.956
3.5	- 4.0	2	0.877	523,708.74	0.468
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



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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:			228	100.000	111,931,002.20	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	1347	78.726	503,675,030.49	77.553
>		360	364	21.274	145,784,869.69	22.447
Wgt Ave / Total:			1711	100.000	649,459,900.18	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	687	81.206	323,252,041.94	80.022
>		360	159	18.794	80,700,369.65	19.978
Wgt Ave / Total:			846	100.000	403,952,411.59	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	201	88.158	100,078,525.60	89.411
>	360	27	11.842	11,852,476.60	10.589
Wgt Ave / Total:		228	100.000	111,931,002.20	100.000