



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	49,630,495.22	6.418647	394,476.33	265,467.17	659,943.50	0.00	49,236,018.89	0.00
1A2	02146BAB2	Senior	Var-30/360	322,181,322.78	5.372000	2,560,782.53	1,442,298.39	4,003,080.92	0.00	319,620,540.24	0.00
1A3	02146BAC0	Senior	Var-30/360	161,090,661.39	5.372000	1,280,391.27	721,149.19	2,001,540.46	0.00	159,810,270.12	0.00
1A4	02146BAD8	Senior	Var-30/360	53,697,218.00	5.372000	426,799.72	240,384.55	667,184.26	0.00	53,270,418.28	0.00
1X	02146BAE6	Senior	Var-30/360	536,969,202.16	1.930647	0.00	863,914.80	863,914.80	0.00	532,701,228.64	0.00
2A1	02146BAF3	Senior	Var-30/360	219,333,077.82	5.372000	616,901.52	981,881.08	1,598,782.60	0.00	218,716,176.30	0.00
2A2	02146BAG1	Senior	Var-30/360	109,667,037.15	5.372000	308,452.16	490,942.77	799,394.93	0.00	109,358,584.99	0.00
2A3	02146BAH9	Senior	Var-30/360	36,555,346.89	5.372000	102,816.45	163,646.10	266,462.56	0.00	36,452,530.43	0.00
2X	02146BAJ5	Senior	Var-30/360	365,555,461.86	0.478806	0.00	145,858.36	145,858.36	0.00	364,527,291.73	0.00
3A1	02146BAK2	Senior	Var-Act/360	88,463,747.94	5.534380	2,996,193.26	421,593.11	3,417,786.37	0.00	85,467,554.68	0.00
3A2	02146BAL0	Senior	Var-Act/360	9,829,401.21	5.614380	332,913.61	47,521.27	380,434.88	0.00	9,496,487.60	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	811,885.60	811,885.60	0.00	5,917,224.92	0.00
P1	02146BAW6	Prepay Penalties	Var-30/360	100.00	0.000000	0.00	144,552.12	144,552.12	0.00	100.00	0.00
P2	02146BAX4	Prepay Penalties	Var-30/360	100.00	0.000000	0.00	63,118.42	63,118.42	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	5.714380	0.00	173,110.79	173,110.79	0.00	35,180,000.00	0.00
M2	02146BAP1	Subordinate	Var-Act/360	23,411,000.00	5.754380	0.00	116,005.26	116,005.26	0.00	23,411,000.00	0.00
M3	02146BAQ9	Subordinate	Var-Act/360	8,624,000.00	5.804380	0.00	43,104.62	43,104.62	0.00	8,624,000.00	0.00
M4	02146BAR7	Subordinate	Var-Act/360	12,786,000.00	6.124380	0.00	67,430.44	67,430.44	0.00	12,786,000.00	0.00
M5	02146BAS5	Subordinate	Var-Act/360	10,656,000.00	6.224380	0.00	57,114.91	57,114.91	0.00	10,656,000.00	0.00
M6	02146BAT3	Subordinate	Var-Act/360	8,443,000.00	7.074380	0.00	51,433.30	51,433.30	0.00	8,443,000.00	0.00
M7	02146BAU0	Subordinate	Var-Act/360	6,720,000.00	7.144906	0.00	45,277.08	45,277.08	0.00	6,720,000.00	0.00
Totals				2,064,710,397.34		9,019,726.85	7,357,689.33	16,377,416.18	0.00	2,050,394,526.82	0.00



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**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	49,630,495.22	394,476.33	394,476.33	0.00	0.00	49,236,018.89	0.98472037784
1A2	02146BAB2	324,580,000.00	322,181,322.78	2,560,782.53	2,560,782.53	0.00	0.00	319,620,540.24	0.98472037784
1A3	02146BAC0	162,290,000.00	161,090,661.39	1,280,391.27	1,280,391.27	0.00	0.00	159,810,270.12	0.98472037784
1A4	02146BAD8	54,097,000.00	53,697,218.00	426,799.72	426,799.72	0.00	0.00	53,270,418.28	0.98472037784
1X	02146BAE6	540,967,000.00	536,969,202.16	0.00	0.00	0.00	0.00	532,701,228.64	0.98472037784
2A1	02146BAF3	220,105,000.00	219,333,077.82	616,901.52	616,901.52	0.00	0.00	218,716,176.30	0.99369017650
2A2	02146BAG1	110,053,000.00	109,667,037.15	308,452.16	308,452.16	0.00	0.00	109,358,584.99	0.99369017650
2A3	02146BAH9	36,684,000.00	36,555,346.89	102,816.45	102,816.45	0.00	0.00	36,452,530.43	0.99369017650
2X	02146BAJ5	366,842,000.00	365,555,461.86	0.00	0.00	0.00	0.00	364,527,291.73	0.99369017650
3A1	02146BAK2	102,509,000.00	88,463,747.94	2,996,193.26	2,996,193.26	0.00	0.00	85,467,554.68	0.83375659386
3A2	02146BAL0	11,390,000.00	9,829,401.21	332,913.61	332,913.61	0.00	0.00	9,496,487.60	0.83375659386
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	2,064,710,397.34	9,019,726.85	9,019,726.85	0.00	0.00	2,050,394,526.82	



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

*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.
1A1	49,630,495.22	6.418647	6.418647	265,467.17	0.00	265,467.17	0.00	0.00	265,467.17	0.00
1A2	322,181,322.78	5.372000	5.372000	1,442,298.39	0.00	1,442,298.39	0.00	0.00	1,442,298.39	0.00
1A3	161,090,661.39	5.372000	5.372000	721,149.19	0.00	721,149.19	0.00	0.00	721,149.19	0.00
1A4	53,697,218.00	5.372000	5.372000	240,384.55	0.00	240,384.55	0.00	0.00	240,384.55	0.00
1X	536,969,202.16	1.930647	1.930647	863,914.80	0.00	863,914.80	0.00	0.00	863,914.80	0.00
2A1	219,333,077.82	5.372000	5.372000	981,881.08	0.00	981,881.08	0.00	0.00	981,881.08	0.00
2A2	109,667,037.15	5.372000	5.372000	490,942.77	0.00	490,942.77	0.00	0.00	490,942.77	0.00
2A3	36,555,346.89	5.372000	5.372000	163,646.10	0.00	163,646.10	0.00	0.00	163,646.10	0.00
2X	365,555,461.86	0.478806	0.478806	145,858.36	0.00	145,858.36	0.00	0.00	145,858.36	0.00
3A1	88,463,747.94	5.534380	5.534380	421,593.11	0.00	421,593.11	0.00	0.00	421,593.11	0.00
3A2	9,829,401.21	5.614380	5.614380	47,521.27	0.00	47,521.27	0.00	0.00	47,521.27	0.00
AR	0.00	0.000000	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C	5,917,224.92	0.000000	164.648586	0.00	0.00	0.00	0.00	0.00	811,885.60	0.00
P1	100.00	0.000000	1734625.440000	0.00	0.00	0.00	0.00	0.00	144,552.12	0.00
P2	100.00	0.000000	757421.040000	0.00	0.00	0.00	0.00	0.00	63,118.42	0.00
R-X	0.00	0.000000	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
M1	35,180,000.00	5.714380	5.714380	173,110.79	0.00	173,110.79	0.00	0.00	173,110.79	0.00
M2	23,411,000.00	5.754380	5.754380	116,005.26	0.00	116,005.26	0.00	0.00	116,005.26	0.00
M3	8,624,000.00	5.804380	5.804380	43,104.62	0.00	43,104.62	0.00	0.00	43,104.62	0.00
M4	12,786,000.00	6.124380	6.124380	67,430.44	0.00	67,430.44	0.00	0.00	67,430.44	0.00
M5	10,656,000.00	6.224380	6.224380	57,114.91	0.00	57,114.91	0.00	0.00	57,114.91	0.00
M6	8,443,000.00	7.074380	7.074380	51,433.30	0.00	51,433.30	0.00	0.00	51,433.30	0.00
M7	6,720,000.00	7.144906	7.824380	41,345.19	0.00	41,345.19	3,931.89	0.00	45,277.08	3,931.89
Totals	2,064,710,397.34			6,334,201.30	0.00	6,334,201.30	3,931.89	0.00	7,357,689.33	3,931.89



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**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	992.609904416	7.889526573	5.309343489	984.720377844	6.418647
1A2	02146BAB2	324,580,000.00	992.609904416	7.889526573	4.443583672	984.720377844	5.372000
1A3	02146BAC0	162,290,000.00	992.609904416	7.889526573	4.443583672	984.720377844	5.372000
1A4	02146BAD8	54,097,000.00	992.609904416	7.889526573	4.443583672	984.720377844	5.372000
1X	02146BAE6	540,967,000.00	992.609904416	0.000000000	1.596982446	984.720377844	1.930647
2A1	02146BAF3	220,105,000.00	996.492936626	2.802760126	4.460966713	993.690176500	5.372000
2A2	02146BAG1	110,053,000.00	996.492936626	2.802760126	4.460966713	993.690176500	5.372000
2A3	02146BAH9	36,684,000.00	996.492936626	2.802760126	4.460966713	993.690176500	5.372000
2X	02146BAJ5	366,842,000.00	996.492936626	0.000000000	0.397605401	993.690176500	0.478806
3A1	02146BAK2	102,509,000.00	862.985181209	29.228587345	4.112742382	833.756593864	5.534380
3A2	02146BAL0	11,390,000.00	862.985181209	29.228587345	4.172192472	833.756593864	5.614380
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	137.212741590	1,000.040717450	0.000000
P1	02146BAW6	100.00	1,000.000000000	0.000000000	1,445,521.200000000	1,000.000000000	0.000000
P2	02146BAX4	100.00	1,000.000000000	0.000000000	631,184.200000000	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	4.920716111	1,000.000000000	5.714380
M2	02146BAP1	23,411,000.00	1,000.000000000	0.000000000	4.955160556	1,000.000000000	5.754380
M3	02146BAQ9	8,624,000.00	1,000.000000000	0.000000000	4.998216111	1,000.000000000	5.804380
M4	02146BAR7	12,786,000.00	1,000.000000000	0.000000000	5.273771667	1,000.000000000	6.124380
M5	02146BAS5	10,656,000.00	1,000.000000000	0.000000000	5.359882778	1,000.000000000	6.224380
M6	02146BAT3	8,443,000.00	1,000.000000000	0.000000000	6.091827222	1,000.000000000	7.074380
M7	02146BAU0	6,720,000.00	1,000.000000000	0.000000000	6.737660556	1,000.000000000	7.144906
Totals		2,091,254,284.00	987.307193170	4.313070352	3.518314050	980.461602641	



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

**Pool Level Data**

Distribution Date		9/25/2006
Cut-off Date		4/ 1/2006
Record Date		8/31/2006
Determination Date		9/22/2006
LIBOR Determination Date		8/23/2006
Accrual Period 30/360	Begin	8/ 1/2006
	End	9/ 1/2006
Number of Days in 30/360 Accrual Period		30
Accrual Period Actual Days	Begin	8/25/2006
	End	9/25/2006
Number of Days in Actual Accrual Period		31

**Additional Interest Rate Details**

Libor Rate	5.3243800%
Group 1 Net Funds Cap	7.3626466%
Group 2 Net Funds Caps	7.4108057%
Subordinate Net Funds Cap	7.1449060%

**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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**Current Mortgage Loan Details**

	<b><u>Group I</u></b>	<b><u>Group II</u></b>	<b><u>Group III</u></b>	<b><u>Total</u></b>
Beginning Aggregate Loan Count	1,703	846	224	2,773
Loans Paid Off or otherwise removed pursuant to the PSA	<u>18</u>	<u>6</u>	<u>8</u>	<u>32</u>
Ending Aggregate Loan Count	1,685	840	216	2,741
Beginning Pool Stated Principal Balance	647,760,401.35	405,017,038.46	109,408,093.51	1,162,185,533.32
Scheduled Principal	0.00	0.00	0.00	0.00
Negative Amortization	-2,025,805.06	-1,293,679.48	-332,807.90	-3,652,292.44
Unscheduled Principal	6,688,254.91	2,321,849.61	3,661,914.77	12,672,019.29
Realized Principal Losses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Ending Pool Stated Principal Balance	643,097,951.50	403,988,868.33	106,078,986.64	1,153,165,806.47
Beginning Weighted Average Mortgage Rate	7.77572%	7.81476%	7.78810%	
Beginning Weighted Average Net Mortgage Rate	7.36265%	7.41081%	7.39698%	
Beginning Weighted Average Remaining Term to Maturity	383	380	368	
Ending Weighted Average Remaining Term to Maturity	382	379	368	



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**Servicer Remittance Summary**

**Interest Remittance Amount**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Group III</b></u>	<u><b>Total</b></u>
Scheduled Interest	4,194,197.63	2,637,027.08	708,143.45	7,539,368.16
Less: Servicing Fees	-202,425.13	-126,567.82	-34,190.03	-363,182.98
Less: Mortgage Insurance Premium (LPMI)	-15,691.24	-6,734.63	-649.93	-23,075.79
Liquidation Interest Proceeds	0.00	0.00	0.00	0.00
Compensating Interest	3,136.03	565.14	1,924.63	5,625.80
Less: Non-Recoverable Interest Advances	0.00	0.00	0.00	0.00
Total Interest Remittance Amount	3,979,217.30	2,504,289.77	675,228.12	7,158,735.19

**Principal Remittance Amount**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Group III</b></u>	<u><b>Total</b></u>
Scheduled Principal	0.00	0.00	0.00	0.00
Negative Amortization	-2,025,805.06	-1,293,679.48	-332,807.90	-3,652,292.44
Curtailment Principal	295,351.62	248,570.16	32,585.30	576,507.08
Paid in Full Principal	6,392,903.29	2,073,279.45	3,629,329.47	12,095,512.21
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	0.00	0.00	0.00	0.00
Total Principal Remittance Amount	<u>4,662,449.85</u>	<u>1,028,170.13</u>	<u>3,329,106.87</u>	<u>9,019,726.85</u>
<b>Total Remittance</b>	<b>8,641,667.15</b>	<b>3,532,459.90</b>	<b>4,004,334.99</b>	<b>16,178,462.04</b>



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**Mortgage Pass-Through Certificates, Series 2006-OA7**

**Amounts Distributable to the Certificates**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Group III</b></u>	<u><b>Total</b></u>
Principal Remittance Amount	4,662,449.85	1,028,170.13	3,329,106.87	9,019,726.85
Interest Remittance	3,979,217.25	2,504,289.79	675,228.11	7,158,735.14
Less: Trustee Fee	<u>4,858.20</u>	<u>3,037.63</u>	<u>820.56</u>	<u>8,716.39</u>
Interest Funds	3,974,359.04	2,501,252.16	674,407.55	7,150,018.75

**Servicer Advances**

	<u><b>Group I</b></u>	<u><b>Group II</b></u>	<u><b>Group III</b></u>	<u><b>Total</b></u>
Principal Advances	-47,559.07	-31,753.56	-674.27	-79,986.90
Interest Advances	101,382.13	65,449.82	1,681.83	168,513.78
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	53,823.06	33,696.26	1,007.56	88,526.88





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**CWALT, Inc.**  
**Alternative Loan Trust 2006-OA7**  
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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	202,425.13	126,567.82	34,190.03	363,182.98
Net Master Servicing Fee	199,289.09	126,002.69	32,265.40	357,557.18
Trustee Fee	4,858.20	3,037.63	820.56	8,716.39
Mortgage Insurance Premium (LPMI)	<u>15,691.24</u>	<u>6,734.63</u>	<u>649.93</u>	<u>23,075.79</u>
Total Net Loan Fees	204,147.30	129,040.31	33,085.96	366,273.57

**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	6,392,903.29	2,073,279.45	3,629,329.47	12,095,512.21
Prepayment Interest Excess	0.00	0.00	0.00	0.00
Prepayment Interest Shortfall	3,136.03	565.14	1,924.63	5,625.80
Compensating Interest	3,136.03	565.14	1,924.63	5,625.80
Non-Supported Prepayment Interest Shortfall	-0.00	-0.00	0.00	-0.00
Prepayment Charges	144,552.12	63,118.42	0.00	207,670.54
CPR %	11.676%	6.646%	33.453%	
SMM %	1.029%	0.571%	3.337%	

**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**

		<u>Group I</u>	<u>Group II</u>	<u>Group III</u>	<u>Total</u>
	Beginning Balance	0.00	0.00	0.00	0.00
Deposits	Principal Remittance	4,662,449.85	1,028,170.13	3,329,106.87	9,019,726.85
	Interest Remittance	3,979,217.30	2,504,289.77	675,228.12	7,158,735.19
	Prepayment Charges	<u>144,552.12</u>	<u>63,118.42</u>	<u>0.00</u>	<u>207,670.54</u>
	Total Deposits	8,786,219.27	3,595,578.32	4,004,334.99	16,386,132.58
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>8,786,219.27</u>	<u>3,595,578.32</u>	<u>4,004,334.99</u>	<u>16,386,132.58</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	16,386,132.58
Withdrawals	To the trustee, the Trustee Fee	8,716.39
	Payment of Prepayment Penalties to P Classes	207,670.54
	Principal and Interest Payments	16,169,745.60
	To Terminate the Distribution Account	<u>0.00</u>
	Total Withdrawals	16,386,132.53
	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	0.00
	Ending Principal Reserve Balance	200.00
		200.00



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**Loan Status**

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	37	2.19585%	11,894,287.46	1.84953%	4	0.23739%	1,827,899.03	0.28423%	6	0.35608%	1,629,810.61	0.25343%
Group 2	11	1.30952%	6,078,741.89	1.50468%	4	0.47619%	1,392,511.51	0.34469%	1	0.11905%	2,021,096.03	0.50029%
Group 3	1	0.46296%	256,953.54	0.24223%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
<b>Total</b>	<b>49</b>	<b>1.78767%</b>	<b>18,229,982.89</b>	<b>1.58086%</b>	<b>8</b>	<b>0.29186%</b>	<b>3,220,410.54</b>	<b>0.27927%</b>	<b>7</b>	<b>0.25538%</b>	<b>3,650,906.64</b>	<b>0.31660%</b>

  

	Foreclosure				Bankruptcy				REO			
	Loan Count	Loan Count %	Balance	Balance %	Loan Count	Loan Count %	Balance	Balance %	Loan Count	Loan Count %	Balance	Balance %
Group 1	1	0.05935%	403,367.26	0.06272%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%
Group 2	1	0.11905%	240,511.07	0.05953%	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>2</b>	<b>0.07297%</b>	<b>643,878.33</b>	<b>0.05584%</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>Loan ID</u>	<u>Liquidation Balance</u>	<u>Liquidation Proceeds</u>	<u>Realized Loss</u>	<u>Date</u>
<u>Group I</u>	N/A			
<u>Group II</u>	N/A			
<u>Group III</u>	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	815,817.49
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

<b><u>Original</u></b>	<b><u>Current</u></b>
1,985,434,284.00	1,944,574,526.84
94.939879%	94.839042%
35,180,000.00	35,180,000.00
1.682244%	1.715767%
23,411,000.00	23,411,000.00
1.119472%	1.141780%
8,624,000.00	8,624,000.00
0.412384%	0.420602%
12,786,000.00	12,786,000.00
0.611403%	0.623587%
10,656,000.00	10,656,000.00
0.509551%	0.519705%
8,443,000.00	8,443,000.00
0.403729%	0.411774%
6,720,000.00	6,720,000.00
0.321338%	0.327742%



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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	2.967	3,948,652.33	0.614
100,000.00 - 200,000.00	319	18.932	51,334,526.69	7.982
200,000.00 - 300,000.00	370	21.958	94,018,332.34	14.620
300,000.00 - 400,000.00	351	20.831	125,532,953.44	19.520
400,000.00 - 500,000.00	220	13.056	99,273,750.89	15.437
500,000.00 - 600,000.00	163	9.674	89,781,516.43	13.961
600,000.00 - 700,000.00	84	4.985	54,395,600.55	8.458
700,000.00 - 800,000.00	38	2.255	28,693,155.87	4.462
800,000.00 - 900,000.00	33	1.958	28,148,907.29	4.377
900,000.00 - 1,000,000.00	22	1.306	21,339,520.93	3.318
1,000,000.00 - 1,100,000.00	9	0.534	9,426,003.40	1.466
1,100,000.00 - 1,200,000.00	6	0.356	7,083,493.59	1.101
1,200,000.00 - 1,300,000.00	4	0.237	5,086,711.70	0.791
1,300,000.00 - 1,400,000.00	4	0.237	5,440,917.61	0.846
1,400,000.00 - 1,500,000.00	6	0.356	8,889,642.93	1.382
1,500,000.00 - 1,600,000.00	1	0.059	1,587,646.51	0.247
1,600,000.00 - 1,700,000.00	0	0.000	0.00	0.000
1,700,000.00 - 1,800,000.00	2	0.119	3,475,626.13	0.540
1,800,000.00 - 1,900,000.00	2	0.119	3,686,311.26	0.573
1,900,000.00 - 2,000,000.00	1	0.059	1,954,681.61	0.304
> 2,000,000.00	0	0.000	0.00	0.000
<b>Wgt Ave / Total:</b>	<b>1685</b>	<b>100.000</b>	<b>643,097,951.50</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	1.071	703,912.20	0.174
100,000.00 - 200,000.00	119	14.167	18,982,950.83	4.699
200,000.00 - 300,000.00	131	15.595	33,524,259.56	8.298
300,000.00 - 400,000.00	152	18.095	53,851,316.12	13.330
400,000.00 - 500,000.00	134	15.952	61,550,803.65	15.236
500,000.00 - 600,000.00	102	12.143	55,730,177.16	13.795
600,000.00 - 700,000.00	54	6.429	35,256,467.39	8.727
700,000.00 - 800,000.00	37	4.405	28,114,182.59	6.959
800,000.00 - 900,000.00	30	3.571	25,831,307.50	6.394
900,000.00 - 1,000,000.00	22	2.619	21,490,842.71	5.320
1,000,000.00 - 1,100,000.00	8	0.952	8,417,992.62	2.084
1,100,000.00 - 1,200,000.00	4	0.476	4,709,734.20	1.166
1,200,000.00 - 1,300,000.00	9	1.071	11,379,815.12	2.817
1,300,000.00 - 1,400,000.00	9	1.071	12,297,512.43	3.044
1,400,000.00 - 1,500,000.00	13	1.548	19,330,028.36	4.785
1,500,000.00 - 1,600,000.00	1	0.119	1,588,245.79	0.393
1,600,000.00 - 1,700,000.00	0	0.000	0.00	0.000
1,700,000.00 - 1,800,000.00	2	0.238	3,488,658.88	0.864
1,800,000.00 - 1,900,000.00	2	0.238	3,699,163.51	0.916
1,900,000.00 - 2,000,000.00	2	0.238	4,041,497.71	1.000
> 2,000,000.00	0	0.000	0.00	0.000





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

<u>Issuance Face</u>	<u>Number of Items</u>	<u>Percent of Items</u>	<u>Principal Balance</u>	<u>Percent of Balance</u>
<b>Wgt Ave / Total:</b>	<b>840</b>	<b>100.000</b>	<b>403,988,868.33</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	1.852	323,903.65	0.305
100,000.00 - 200,000.00	25	11.574	4,069,972.76	3.837
200,000.00 - 300,000.00	40	18.519	10,100,974.37	9.522
300,000.00 - 400,000.00	30	13.889	10,534,512.14	9.931
400,000.00 - 500,000.00	40	18.519	18,172,577.11	17.131
500,000.00 - 600,000.00	23	10.648	12,670,562.97	11.944
600,000.00 - 700,000.00	19	8.796	12,561,786.43	11.842
700,000.00 - 800,000.00	9	4.167	6,647,378.82	6.266
800,000.00 - 900,000.00	4	1.852	3,452,698.44	3.255
900,000.00 - 1,000,000.00	7	3.241	6,865,869.85	6.472
1,000,000.00 - 1,100,000.00	2	0.926	2,163,951.23	2.040
1,100,000.00 - 1,200,000.00	3	1.389	3,513,748.63	3.312
1,200,000.00 - 1,300,000.00	3	1.389	3,730,786.88	3.517
1,300,000.00 - 1,400,000.00	1	0.463	1,303,025.16	1.228
1,400,000.00 - 1,500,000.00	3	1.389	4,430,678.53	4.177
1,500,000.00 - 1,600,000.00	1	0.463	1,522,919.61	1.436
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	2	0.926	4,013,640.06	3.784
> 2,000,000.00	0	0.000	0.00	0.000
<b>Wgt Ave / Total:</b>	<b>216</b>	<b>100.000</b>	<b>106,078,986.64</b>	<b>100.000</b>

**Group I**

<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	372	22.077	173,807,650.81	27.027
1.0 - 1.5	682	40.475	260,681,233.84	40.535
1.5 - 2.0	332	19.703	125,506,137.16	19.516
2.0 - 2.5	127	7.537	39,790,383.56	6.187
2.5 - 3.0	72	4.273	18,146,906.18	2.822
3.0 - 3.5	35	2.077	7,454,745.27	1.159
3.5 - 4.0	41	2.433	10,932,951.31	1.700
4.0 - 4.5	23	1.365	6,439,472.06	1.001
4.5 - 5.0	1	0.059	338,471.31	0.053
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



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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>
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>1685</b>	<b>100.000</b>	<b>643,097,951.50</b>	<b>100.000</b>

**Group II**

<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	261	31.071	144,865,057.24	35.859
1.0 - 1.5	309	36.786	153,864,164.35	38.086
1.5 - 2.0	125	14.881	56,178,990.22	13.906
2.0 - 2.5	64	7.619	24,040,502.87	5.951
2.5 - 3.0	43	5.119	13,939,743.43	3.451
3.0 - 3.5	20	2.381	6,485,176.80	1.605
3.5 - 4.0	7	0.833	2,133,520.81	0.528
4.0 - 4.5	10	1.190	2,339,191.13	0.579
4.5 - 5.0	1	0.119	142,521.48	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>840</b>	<b>100.000</b>	<b>403,988,868.33</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	65	30.093	35,838,896.18	33.785
1.0 - 1.5	79	36.574	37,401,127.72	35.258
1.5 - 2.0	33	15.278	17,528,179.24	16.524
2.0 - 2.5	21	9.722	8,510,976.23	8.023
2.5 - 3.0	13	6.019	5,203,534.97	4.905
3.0 - 3.5	3	1.389	1,070,272.56	1.009
3.5 - 4.0	2	0.926	525,999.74	0.496
4.0 - 4.5	0	0.000	0.00	0.000
4.5 - 5.0	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**

Issuance Coupon			Number of Items	Percent of Items	Principal Balance	Percent of Balance
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:			216	100.000	106,078,986.64	100.000

**Group I**

Update Term			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	1323	78.516	497,637,008.58	77.381
>		360	362	21.484	145,460,942.92	22.619
Wgt Ave / Total:			1685	100.000	643,097,951.50	100.000

**Group II**

Update Term			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	683	81.310	323,234,358.61	80.011
>		360	157	18.690	80,754,509.72	19.989
Wgt Ave / Total:			840	100.000	403,988,868.33	100.000

**Group III**

Update Term			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	190	87.963	94,889,159.11	89.451
>		360	26	12.037	11,189,827.53	10.549
Wgt Ave / Total:			216	100.000	106,078,986.64	100.000