

RESIDENTIAL FUNDING MORTGAGE SECURITIES II, INC.  
HOME EQUITY LOAN TRUST 2006-HI2  
RESIDENTIAL FUNDING CORPORATION - MASTER SERVICER  
STATEMENT TO CERTIFICATEHOLDERS

DISTRIBUTION SUMMARY

CLASS	CUSIP	ORIGINAL FACE VALUE	PRINCIPAL BALANCE BEFORE DISTRIBUTION	CURRENT PASS-THROUGH RATE	PRINCIPAL DISTRIBUTION	INTEREST DISTRIBUTION	TOTAL DISTRIBUTION	*DEFERRED INTEREST	PRINCIPAL LOSS	ADDITIONAL BALANCE	REMAINING PRINCIPAL BALANCE
A-1	437185AA9	91,861,000.00	89,594,412.64	5.38250 %	2,223,789.39	388,472.66	2,612,262.05	0.00	0.00	0.00	87,370,623.25
A-2	437185AB7	29,743,000.00	29,743,000.00	5.75000 %	0.00	142,518.54	142,518.54	0.00	0.00	0.00	29,743,000.00
A-3	437185AC5	43,353,000.00	43,353,000.00	5.79000 %	0.00	209,178.22	209,178.22	0.00	0.00	0.00	43,353,000.00
A-4	437185AD3	72,434,000.00	72,434,000.00	6.20000 %	0.00	374,242.33	374,242.33	0.00	0.00	0.00	72,434,000.00
CERTS		453,495.31	1,483,506.12	0.00000 %	0.00	0.00	0.00	1,084,433.04	0.00	0.00	2,567,939.16
		237,844,495.31	236,607,918.76		2,223,789.39	1,114,411.75	3,338,201.14	1,084,433.04	0.00	0.00	235,468,562.41

DISTRIBUTION FACTOR SUMMARY  
AMOUNTS PER \$1,000 UNIT

CLASS	PRINCIPAL BALANCE BEFORE DISTRIBUTION	PRINCIPAL DISTRIBUTION	INTEREST DISTRIBUTION	ADDITIONAL BALANCE	TOTAL DISTRIBUTION	DEFERRED INTEREST	PRINCIPAL BALANCE AFTER DISTRIBUTION				
A-1	975.325902	24.208199	4.228918	0.000000	28.437117	0.000000	951.117702				
A-2	1,000.000000	0.000000	4.791667	0.000000	4.791667	0.000000	1,000.000000				
A-3	1,000.000000	0.000000	4.825000	0.000000	4.825000	0.000000	1,000.000000				
A-4	1,000.000000	0.000000	5.166667	0.000000	5.166667	0.000000	1,000.000000				
								* DEFERRED INTEREST - INCLUDES NON-CASH ALLOCATIONS			
								DETERMINATION DATE			
								20-July-2006			
								PAYMENT DATE			
								25-July-2006			
								RESIDENTIAL FUNDING CORPORATION			
								2255 NORTH ONTARIO STREET, SUITE 400			
								BURBANK, CA 91504-2130			

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INTEREST DISTRIBUTION SUMMARY

CLASS	RECORD DATE	ACCRUAL DATES	INTEREST ACCRUAL METHODOLOGY	ACCRUED CERTIFICATE INTEREST	PREPAYMENT INTEREST SHORTFALL ALLOCATED	SERVICEMEMBERS CIVIL RELIEF ACT SHORTFALL ALLOCATED	PRIOR PERIOD SHORTFALLS REPAID	CERTIFICATE INTEREST DISTRIBUTION AMOUNT
A-1	07/24/2006	06/26/2006-07/24/2006	Actual/360	388,472.66	0.00	0.00	0.00	388,472.66
A-2	06/30/2006	06/01/2006-06/30/2006	30/360	142,518.54	0.00	0.00	0.00	142,518.54
A-3	06/30/2006	06/01/2006-06/30/2006	30/360	209,178.22	0.00	0.00	0.00	209,178.22
A-4	06/30/2006	06/01/2006-06/30/2006	30/360	374,242.33	0.00	0.00	0.00	374,242.33
CERTS	06/30/2006	06/01/2006-06/30/2006	30/360	0.00	0.00	0.00	0.00	0.00
DEAL TOTALS				1,114,411.75	0.00	0.00	0.00	1,114,411.75

PREPAYMENT INTEREST SHORTFALL AMOUNTS						BASIS RISK/NET WAC SHORTFALL AMOUNTS				
CLASS	CURRENT PERIOD	PRIOR PERIOD UNPAID	PRIOR UNPAID ACCRUED INTEREST	TOTAL PAID	REMAINING UNPAID	CURRENT PERIOD	PRIOR PERIOD UNPAID	PRIOR UNPAID ACCRUED INTEREST	TOTAL PAID	REMAINING UNPAID
A-1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DEAL TOTALS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

INDEX VALUE USED FOR THE CURRENT DISTRIBUTION : LIBOR - 1 MONTH 5.32250

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COLLATERAL SUMMARY

POOL/GROUP	MASTER SERVICER FEE AMOUNT	SUBSERVICER FEE AMOUNT	WEIGHTED AVERAGE GROSS RATE	WEIGHTED AVERAGE NET RATE	WEIGHTED AVERAGE REMAINING AMORTIZATION TERM	WEIGHTED AVERAGE MONTHS TO MATURITY	WEIGHTED AVERAGE REMAINING DRAW MONTHS	PERCENTAGE OF DELINQUENT LOANS	ADDITIONAL DRAW AMOUNTS
POOL -50272	15,774.24	98,586.63	12.00663280 %	12.00663280 %	237.41	222.63	0.00	0.2260278 %	0.00
DEAL TOTALS	15,774.24	98,586.63						0.2260278 %	0.00

POOL/GROUP	BEGINNING OF PERIOD COUNT	AMOUNT	PAYOFFS COUNT	AMOUNT	REPURCHASES COUNT	AMOUNT	LIQUIDATIONS COUNT	AMOUNT	END OF PERIOD COUNT	AMOUNT
POOL (50272)	5,022	236,607,918.76	18	721,710.40	0	0.00	0	0.00	5,004	235,468,562.41
DEAL TOTALS	5,022	236,607,918.76	18	721,710.40	0	0.00	0	0.00	5,004	235,468,562.41

DELINQUENCY SUMMARY

CURRENT				DELINQUENCY							
				30-59 DAYS		60-89 DAYS		90-119 DAYS		120-149 DAYS	
POOL/GROUP	COUNT	AMOUNT		COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT
POOL (50272)	4,994	234,936,337.95		10	532,224.46	0	0.00	0	0.00	0	0.00
DEAL TOTALS	4,994	234,936,337.95		10	532,224.46	0	0.00	0	0.00	0	0.00

180+ DAYS				FORECLOSURE		REO LOANS		PAID OFF		REPURCHASED	
POOL/GROUP	COUNT	AMOUNT		COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT
POOL (50272)	0	0.00		0	0.00	0	0.00	18	721,710.40	0	0.00
DEAL TOTALS	0	0.00		0	0.00	0	0.00	18	721,710.40	0	0.00

Delinquency information appearing on this statement has been derived using the OTS method.

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COLLECTIONS SUMMARY

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	POOL (50272)	DEAL TOTALS
(1) INTEREST COLLECTIONS	2,254,686.84	2,254,686.84
(2) PRINCIPAL COLLECTIONS	1,139,356.35	1,139,356.35
(3) ADDITIONAL BALANCE	0.00	0.00
(4) NET PRINCIPAL COLLECTIONS	1,139,356.35	1,139,356.35
(5) ADJUSTMENT AMOUNT	0.00	0.00
(6) INSURED PAYMENT AMOUNT	0.00	0.00
(7) TOTAL COLLECTIONS AMOUNT	3,394,043.19	3,394,043.19

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ALLOCATION OF PAYMENTS

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	POOL (50272)	DEAL TOTALS
(1) TOTAL COLLECTIONS	3,394,043.19	3,394,043.19
(2) INTEREST DISTRIBUTION AMOUNT	1,114,411.75	1,114,411.75
(3) PRINCIPAL COLLECTION DISTRIBUTION AMOUNT	1,139,356.35	1,139,356.35
(4) LIQUIDATION LOSS DISTRIBUTION AMOUNT	0.00	0.00
(5) RESERVE INCREASE AMOUNT	1,084,433.04	1,084,433.04
(6) INDENTURE TRUSTEE - UNPAID AMOUNTS OWED	0.00	0.00
(7) REMAINING AMOUNT TO SB CERTIFICATES	0.00	0.00

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PREPAYMENT FEE SUMMARY

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	POOL (50272)	DEAL TOTALS
(1) PREPAYMENT FEE COLLECTED	3,949.42	3,949.42
(2) PREPAYMENT FEE PAID TO SB CERTIFICATES	3,949.42	3,949.42

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LIQUIDATION LOSS SUMMARY

CURRENT PERIOD REALIZED LOSSES		DEEMED LIQUIDATIONS	CHARGE-OFFS	BANKRUPTCY	TOTAL LIQUIDATIONS
POOL (50272)	(1) LOSS COUNT	0	0	0	0
	(2) BEGINNING AGGREGATE ACTUAL BALANCE	0.00	0.00	0.00	0.00
	(3) REALIZED LOSS AMOUNT	0.00	0.00	0.00	0.00
DEAL TOTAL	(1) LOSS COUNT	0	0	0	0
	(2) BEGINNING AGGREGATE ACTUAL BALANCE	0.00	0.00	0.00	0.00
	(3) REALIZED LOSS AMOUNT	0.00	0.00	0.00	0.00
CUMULATIVE REALIZED LOSSES		DEEMED LIQUIDATIONS	CHARGE-OFFS	BANKRUPTCY	TOTAL LIQUIDATIONS
POOL (50272)	(1) LOSS COUNT	0	0	0	0
	(2) TOTAL REALIZED LOSS	0.00	0.00	0.00	0.00
DEAL TOTAL	(1) LOSS COUNT	0	0	0	0
	(2) TOTAL REALIZED LOSS	0.00	0.00	0.00	0.00
SUBSEQUENT RECOVERIES		CURRENT PERIOD	CUMULATIVE		
POOL (50272)	(1) SUBSEQUENT RECOVERIES COUNT	0	0		
	(2) SUBSEQUENT PRINCIPAL RECOVERIES	0.00	0.00		
	(3) NET LOSS	0.00	0.00		
	(4) NET LOSS %	0.000000 %	0.000000 %		
DEAL TOTAL	(1) SUBSEQUENT RECOVERIES COUNT	0	0		
	(2) SUBSEQUENT PRINCIPAL RECOVERIES	0.00	0.00		
	(3) NET LOSS	0.00	0.00		
	(4) NET LOSS %	0.000000 %	0.000000 %		

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PERFORMANCE TRIGGER SUMMARY

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POOL/GROUP	TRIGGER TEST NAME	TRIGGER TEST DESCRIPTION	TRIGGER TEST RESULT
POOL (50272)	Stepdown Date (x)	Payment Date >= 12/25/2008	Fail
POOL (50272)	Stepdown Date (y)	Pool Balance < 50% of Cut-Off Balance	Fail
POOL (50272)	Stepdown Date	Later to occur of Clause (x) and Clause (y)	Stepdown Date has not occurred
POOL (50272)	Trigger Event (i)	Aggregate Liq. Loss Amount > Predetermined % * Cut-off Date Balance	Trigger not in effect
POOL (50272)	Trigger Event (ii)	6-Month Avg. Liq. Loss Amount > 50% * 6-Month Avg. Excess Spread	Trigger not in effect

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OVERCOLLATERALIZATION SUMMARY

	PRIOR REQUIRED OVERCOLLATERALIZATION AMOUNT	BEGINNING OVERCOLLATERALIZATION/ UNDERCOLLATERALIZATION AMOUNT	OVERCOLLATERALIZATION INCREASE AMOUNT	OVERCOLLATERALIZATION REDUCTION AMOUNT	ENDING OVERCOLLATERALIZATION/ UNDERCOLLATERALIZATION AMOUNT	CURRENT REQUIRED OVERCOLLATERALIZATION AMOUNT
	15,222,047.70	1,483,506.12	1,084,433.04	0.00	2,567,939.16	15,222,047.70
DEAL TOTALS	15,222,047.70	1,483,506.12	1,084,433.04	0.00	2,567,939.16	15,222,047.70

CREDIT ENHANCEMENT SUMMARY

POOL/GROUP	CREDIT ENHANCER	CREDIT ENHANCEMENT PREMIUM AMOUNT	CREDIT ENHANCEMENT DRAW AMOUNT	CREDIT ENHANCEMENT REIMBURSEMENT AMOUNT	CREDIT ENHANCEMENT UNREIMBURSED AMOUNT
POOL (50272)	Financial Guaranty Insurance Company	55,842.05	0.00	0.00	0.00
DEAL TOTALS		55,842.05	0.00	0.00	0.00

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REPURCHASE SUMMARY

POOL/GROUP	BREACH OF REPS AND WARRANTIES		OPTIONAL REPURCHASE OF DEFAULTED LOANS		SELLER SERVICER REPURCHASES		TOTAL	
	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT
POOL (50272)	0	0.00	0	0.00	0	0.00	0	0.00
DEAL TOTALS	0	0.00	0	0.00	0	0.00	0	0.00

MISCELLANEOUS INFORMATION SUMMARY

	CURRENT PERIOD SERVICE MEMBERS CIVIL RELIEF ACT INTEREST SHORTFALL	CURRENT PERIOD LOAN MODIFICATION RATE REDUCTION INTEREST SHORTFALL	CURRENT YEAR LIEN RELEASE LOAN COUNT	CURRENT YEAR LIEN RELEASE LOAN AMOUNT	CUMULATIVE LIEN RELEASE LOAN COUNT	CUMULATIVE LIEN RELEASE LOAN AMOUNT
POOL (50272)	0.00	0.00	0	0.00	1	24,052.22
DEAL TOTALS	0.00	0.00	0	0.00	1	24,052.22

	LIEN RELEASE OUTSTANDING PRINCIPAL AMOUNT AS A PERCENTAGE OF POOL BALANCE	CURRENT PERIOD ADVANCES OUTSTANDING	CURRENT PERIOD ADVANCES REIMBURSED
POOL (50272)	0.01000	0.00	0.00
DEAL TOTALS	0.01000	0.00	0.00

Notes:

The servicer may in its reasonable discretion make advances to pay off a first lien mortgage so that upon the servicer's foreclosure of the second mortgage, the property will be acquired free and clear of the first lien. When the sale of the acquired property is completed, such advances will be reimbursed from the sales proceeds.

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