



101 Barclay, 8W  
New York, NY 10286

Officer: Marion O'Connor  
212-815-2402

# CWALT, INC.

## Alternative Loan Trust 2006-22R

### 2006-22R

*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
A1	02147LAA1	Senior	Fix-30/360	36,938,398.90	6.000000	2,670,457.26	184,691.99	2,855,149.26	0.00	34,267,941.63	0.00
A2	02147LAB9	Senior	Fix-30/360	46,000,000.00	6.000000	0.00	230,000.00	230,000.00	0.00	46,000,000.00	0.00
A3	02147LAC7	Senior	Fix-30/360	2,951,000.00	6.000000	0.00	14,755.00	14,755.00	0.00	2,951,000.00	0.00
A4	02147LAD5	Senior	Fix-30/360	17,800,000.00	6.000000	0.00	89,000.00	89,000.00	0.00	17,800,000.00	0.00
A5	02147LAE3	Senior	Fix-30/360	1,128,000.00	6.000000	0.00	5,640.00	5,640.00	0.00	1,128,000.00	0.00
A6	02147LAF0	Senior	Fix-30/360	12,500,000.00	6.000000	0.00	62,500.00	62,500.00	0.00	12,500,000.00	0.00
A7	02147LAG8	Senior	Fix-30/360	40,909,000.00	6.000000	0.00	204,545.00	204,545.00	0.00	40,909,000.00	0.00
A8	02147LAH6	Senior	Fix-30/360	5,538,000.00	6.000000	0.00	27,690.00	27,690.00	0.00	5,538,000.00	0.00
A9	02147LAJ2	Senior	Fix-30/360	10,000,000.00	6.000000	0.00	50,000.00	50,000.00	0.00	10,000,000.00	0.00
A10	02147LAK9	Senior	Fix-30/360	101,987,759.09	6.000000	2,147,928.95	509,938.80	2,657,867.75	0.00	99,839,830.14	0.00
2A1	02147LAL7	Senior	Fix-30/360	77,475,455.50	6.250000	990,965.02	403,518.00	1,394,483.02	0.00	76,484,490.48	0.00
2A2	02147LAM5	Senior	Fix-30/360	8,200,000.00	6.250000	0.00	42,708.33	42,708.33	0.00	8,200,000.00	0.00
2A3	02147LAN3	Senior	Fix-30/360	17,596,000.00	6.250000	0.00	91,645.83	91,645.83	0.00	17,596,000.00	0.00
AR	02147LAP8	Senior	Fix-30/360	0.00	6.000000	0.00	0.00	0.00	0.00	0.00	0.00
Totals				379,023,613.49		5,809,351.23	1,916,632.95	7,725,984.19	0.00	373,214,262.25	0.00



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**CWALT, INC.**  
**Alternative Loan Trust 2006-22R**  
**2006-22R**

*Principal Distribution Detail*

Class	Cusip	Original Certificate Balance	Beginning Certificate Balance	Scheduled Principal Distribution	Unscheduled Principal Adjustments	Net Principal Distribution	Current Realized Losses	Ending Certificate Balance	Ending Certificate Factor
A1	02147LAA1	50,000,000.00	36,938,398.90	2,670,457.26	0.00	2,670,457.26	0.00	34,267,941.63	0.68535883270
A2	02147LAB9	46,000,000.00	46,000,000.00	0.00	0.00	0.00	0.00	46,000,000.00	1.00000000000
A3	02147LAC7	2,951,000.00	2,951,000.00	0.00	0.00	0.00	0.00	2,951,000.00	1.00000000000
A4	02147LAD5	17,800,000.00	17,800,000.00	0.00	0.00	0.00	0.00	17,800,000.00	1.00000000000
A5	02147LAE3	1,128,000.00	1,128,000.00	0.00	0.00	0.00	0.00	1,128,000.00	1.00000000000
A6	02147LAF0	12,500,000.00	12,500,000.00	0.00	0.00	0.00	0.00	12,500,000.00	1.00000000000
A7	02147LAG8	40,909,000.00	40,909,000.00	0.00	0.00	0.00	0.00	40,909,000.00	1.00000000000
A8	02147LAH6	5,538,000.00	5,538,000.00	0.00	0.00	0.00	0.00	5,538,000.00	1.00000000000
A9	02147LAJ2	10,000,000.00	10,000,000.00	0.00	0.00	0.00	0.00	10,000,000.00	1.00000000000
A10	02147LAK9	112,493,597.00	101,987,759.09	2,147,928.95	0.00	2,147,928.95	0.00	99,839,830.14	0.88751567021
2A1	02147LAL7	91,510,311.00	77,475,455.50	990,965.02	0.00	990,965.02	0.00	76,484,490.48	0.83580188554
2A2	02147LAM5	8,200,000.00	8,200,000.00	0.00	0.00	0.00	0.00	8,200,000.00	1.00000000000
2A3	02147LAN3	17,596,000.00	17,596,000.00	0.00	0.00	0.00	0.00	17,596,000.00	1.00000000000
AR	02147LAP8	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000000
Totals		416,626,008.00	379,023,613.49	5,809,351.23	0.00	5,809,351.23	0.00	373,214,262.25	



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**CWALT, INC.**  
**Alternative Loan Trust 2006-22R**  
**2006-22R**

*Interest Distribution Detail*

Class	Beginning Certificate Balance	Pass Through Rate (%)	Effective Coupon (%)	Current Interest	Total Interest Due	Net Interest Shortfall	Interest Paid
A1	36,938,398.90	6.000000	6.000000	184,691.99	184,691.99	0.00	184,691.99
A2	46,000,000.00	6.000000	6.000000	230,000.00	230,000.00	0.00	230,000.00
A3	2,951,000.00	6.000000	6.000000	14,755.00	14,755.00	0.00	14,755.00
A4	17,800,000.00	6.000000	6.000000	89,000.00	89,000.00	0.00	89,000.00
A5	1,128,000.00	6.000000	6.000000	5,640.00	5,640.00	0.00	5,640.00
A6	12,500,000.00	6.000000	6.000000	62,500.00	62,500.00	0.00	62,500.00
A7	40,909,000.00	6.000000	6.000000	204,545.00	204,545.00	0.00	204,545.00
A8	5,538,000.00	6.000000	6.000000	27,690.00	27,690.00	0.00	27,690.00
A9	10,000,000.00	6.000000	6.000000	50,000.00	50,000.00	0.00	50,000.00
A10	101,987,759.09	6.000000	6.000000	509,938.80	509,938.80	0.00	509,938.80
2A1	77,475,455.50	6.250000	6.250000	403,518.00	403,518.00	0.00	403,518.00
2A2	8,200,000.00	6.250000	6.250000	42,708.33	42,708.33	0.00	42,708.33
2A3	17,596,000.00	6.250000	6.250000	91,645.83	91,645.83	0.00	91,645.83
AR	0.00	6.000000	0.000000	0.00	0.00	0.00	0.00
Totals	379,023,613.49			1,916,632.95	1,916,632.95	0.00	1,916,632.95



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## Alternative Loan Trust 2006-22R

### 2006-22R

*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 (%)
A1	02147LAA1	50,000,000.00	738.767977987	53.409145289	3.693839890	685.358832698	6.000000
A2	02147LAB9	46,000,000.00	1,000.000000000	0.000000000	5.000000000	1,000.000000000	6.000000
A3	02147LAC7	2,951,000.00	1,000.000000000	0.000000000	5.000000000	1,000.000000000	6.000000
A4	02147LAD5	17,800,000.00	1,000.000000000	0.000000000	5.000000000	1,000.000000000	6.000000
A5	02147LAE3	1,128,000.00	1,000.000000000	0.000000000	5.000000000	1,000.000000000	6.000000
A6	02147LAF0	12,500,000.00	1,000.000000000	0.000000000	5.000000000	1,000.000000000	6.000000
A7	02147LAG8	40,909,000.00	1,000.000000000	0.000000000	5.000000000	1,000.000000000	6.000000
A8	02147LAH6	5,538,000.00	1,000.000000000	0.000000000	5.000000000	1,000.000000000	6.000000
A9	02147LAJ2	10,000,000.00	1,000.000000000	0.000000000	5.000000000	1,000.000000000	6.000000
A10	02147LAK9	112,493,597.00	906.609458740	19.093788535	4.533047294	887.515670205	6.000000
2A1	02147LAL7	91,510,311.00	846.630884014	10.828998473	4.409535854	835.801885541	6.250000
2A2	02147LAM5	8,200,000.00	1,000.000000000	0.000000000	5.208333333	1,000.000000000	6.250000
2A3	02147LAN3	17,596,000.00	1,000.000000000	0.000000000	5.208333333	1,000.000000000	6.250000
AR	02147LAP8	100.00	0.000000000	0.000000000	0.027193972	0.000000000	6.000000
Totals		416,626,008.00	909.745446064	13.943803600	4.600367988	895.801642441	



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**Pool Level Data**

Distribution Date		12/26/06
Cut-off Date		05/01/06
Record Date		11/30/06
Determination Date		12/22/06
Accrual Period 30/360	Begin	11/01/06
	End	12/01/06
Number of Days in 30/360 Accrual Period		30

**Collateral Detail**

**Original Mortgage Loan Details**

Original Stated Principal Balance 416,626,008.96

**Current Mortgage Loan Details**

Beginning Pool Stated Principal Balance 379,023,614.44  
Principal 5,809,351.24  
Ending Pool Stated Principal Balance 373,214,263.21



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# **CWALT, INC.** Alternative Loan Trust 2006-22R 2006-22R

## **Delinquency Information**

### 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	52	5200.00000%	12,189,905.20	4.49922%	13	1300.00000%	1,970,731.77	0.72739%	7	700.00000%	1,419,685.30	0.52400%
Group 2	22	2200.00000%	5,023,270.15	4.91127%	3	300.00000%	470,394.99	0.45991%	1	100.00000%	150,862.94	0.14750%
<b>Total</b>	<b>74</b>	<b>3700.00000%</b>	<b>17,213,175.35</b>	<b>4.61214%</b>	<b>16</b>	<b>800.00000%</b>	<b>2,441,126.76</b>	<b>0.65408%</b>	<b>8</b>	<b>400.00000%</b>	<b>1,570,548.24</b>	<b>0.42082%</b>

  

	Foreclosure				Bankruptcy				REO			
	Loan Count	Loan Count %	Balance	Balance %	Loan Count	Loan Count %	Balance	Balance %	Loan Count	Loan 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%
<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>

## **Available Funds**

### **Interest**

Total Interest Available

1,916,632.96

### **Principal**

Total Principal Available

5,809,351.24

**Total Available Funds**

**7,725,984.19**



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Distribution Account		
	Beginning Balance	0.00
Deposits	Principal for 1A6	4,818,386.22
	Interest for 1A6	1,378,760.79
	Principal for 2A1	990,965.02
	Interest for 2A1	<u>537,872.17</u>
	Total Deposits	7,725,984.19
Withdrawals	Payments of Principal & Interest to the Classes	7,725,984.19
	Total Withdrawals	<u>7,725,984.19</u>
	Ending Balance	0.00
NAS Principal Distribution Amount		
	Shift Percentage	0.00000%
	Class A-4, Class A-5, and Class A-6 Priority Percentage	22.79438%
	Class A-4, Class A-5, and Class A-6 Priority Amount	0.00
	Class 2A3 Priority Percentage	51.11577%
	Class 2A3 Priority Amount	0.00