



101 Barclay Street, 8 West
New York, NY 10286

Officer: Cirino Emanuele
212-815-3087
Associate: Matthew Sabino
212-815-6093

CWALT, Inc.
Alternative Loan Trust 2006-HY12
Mortgage Pass-Through Certificates, Series 2006-HY12

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	02146PAA3	Senior	Var-30/360	139,083,743.71	6.207564	2,113,278.12	719,476.05	2,832,754.17	0.00	136,970,465.59	0.00
A2	02146PAB1	Senior	Var-30/360	61,715,430.91	6.207564	937,721.88	319,252.08	1,256,973.96	0.00	60,777,709.02	0.00
A3	02146PAC9	Senior	Var-30/360	22,311,019.40	6.207564	339,000.00	115,414.24	454,414.24	0.00	21,972,019.40	0.00
A4	02146PAD7	Senior	Var-30/360	243,790,000.00	5.765000	4,135,633.54	1,171,207.79	5,306,841.33	0.00	239,654,366.46	0.00
A4X	02146PAE5	Strip IO	Var-30/360	243,790,000.00	0.442564	0.00	89,910.59	89,910.59	0.00	239,654,366.46	0.00
A5	02146PAF2	Senior	Var-30/360	144,358,000.00	6.207564	0.00	746,759.62	746,759.62	0.00	144,358,000.00	0.00
A6	02146PAG0	Senior	Var-30/360	143,079,000.00	6.035000	0.00	719,568.14	719,568.14	0.00	143,079,000.00	0.00
A6X	02146PAH8	Strip IO	Var-30/360	143,079,000.00	0.172564	0.00	20,575.25	20,575.25	0.00	143,079,000.00	0.00
P	02146PAN5	Prepay Penalties	Fix-30/360	100.00	0.000000	0.00	0.00	0.00	0.00	100.00	0.00
AR	02146PAJ4	Senior	Fix-30/360	0.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00
M	02146PAK1	Mezzanine	Var-30/360	17,248,767.32	6.207564	1,324.34	89,227.36	90,551.69	0.00	17,247,442.99	0.00
B1	02146PAL9	Junior	Var-30/360	11,232,197.30	6.207564	862.39	58,103.82	58,966.21	0.00	11,231,334.90	0.00
B2	02146PAM7	Junior	Var-30/360	6,819,512.65	6.207564	523.59	35,277.13	35,800.73	0.00	6,818,989.05	0.00
B3	02146PAP0	Junior	Var-30/360	4,813,655.99	6.207564	369.59	24,900.90	25,270.48	0.00	4,813,286.41	0.00
B4	02146PAQ8	Junior	Var-30/360	3,610,741.96	6.207564	277.23	18,678.26	18,955.49	0.00	3,610,464.73	0.00
B5	02146PAR6	Junior	Var-30/360	2,807,258.38	6.207564	215.54	14,521.86	14,737.40	0.00	2,807,042.84	0.00
Totals				800,869,427.62		7,529,206.22	4,142,873.09	11,672,079.30	0.00	793,340,221.39	0.00



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Principal Distribution Detail

Class	Cusip	Original Certificate Balance	Beginning Certificate Balance	Scheduled Principal Distribution	Net Principal Distribution	Current Realized Losses	Ending Certificate Balance	Ending Certificate Factor
A1	02146PAA3	140,000,000.00	139,083,743.71	2,113,278.12	2,113,278.12	0.00	136,970,465.59	0.97836046851
A2	02146PAB1	62,122,000.00	61,715,430.91	937,721.88	937,721.88	0.00	60,777,709.02	0.97836046851
A3	02146PAC9	22,458,000.00	22,311,019.40	339,000.00	339,000.00	0.00	21,972,019.40	0.97836046851
A4	02146PAD7	243,791,000.00	243,790,000.00	4,135,633.54	4,135,633.54	0.00	239,654,366.46	0.98303204985
A4X	02146PAE5	243,791,000.00	243,790,000.00	0.00	0.00	0.00	239,654,366.46	0.98303204985
A5	02146PAF2	144,358,000.00	144,358,000.00	0.00	0.00	0.00	144,358,000.00	1.00000000000
A6	02146PAG0	143,079,000.00	143,079,000.00	0.00	0.00	0.00	143,079,000.00	1.00000000000
A6X	02146PAH8	143,079,000.00	143,079,000.00	0.00	0.00	0.00	143,079,000.00	1.00000000000
P	02146PAN5	100.00	100.00	0.00	0.00	0.00	100.00	1.00000000000
AR	02146PAJ4	100.00	0.00	0.00	0.00	0.00	0.00	0.00000000000
M	02146PAK1	17,250,000.00	17,248,767.32	1,324.34	1,324.34	0.00	17,247,442.99	0.99985176739
B1	02146PAL9	11,233,000.00	11,232,197.30	862.39	862.39	0.00	11,231,334.90	0.99985176739
B2	02146PAM7	6,820,000.00	6,819,512.65	523.59	523.59	0.00	6,818,989.05	0.99985176739
B3	02146PAP0	4,814,000.00	4,813,655.99	369.59	369.59	0.00	4,813,286.41	0.99985176739
B4	02146PAQ8	3,611,000.00	3,610,741.96	277.23	277.23	0.00	3,610,464.73	0.99985176739
B5	02146PAR6	2,807,459.00	2,807,258.38	215.54	215.54	0.00	2,807,042.84	0.99985176739
Totals		802,343,659.00	800,869,427.62	7,529,206.22	7,529,206.22	0.00	793,340,221.39	



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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	Yield Supplemental Paid	Yield Supplemental After Distr
A1	139,083,743.71	6.207564	719,476.05	0.00	719,476.05	0.00	0.00	719,476.05	0.00	0.00
A2	61,715,430.91	6.207564	319,252.08	0.00	319,252.08	0.00	0.00	319,252.08	0.00	0.00
A3	22,311,019.40	6.207564	115,414.24	0.00	115,414.24	0.00	0.00	115,414.24	0.00	0.00
A4	243,790,000.00	5.765000	1,171,207.79	0.00	1,171,207.79	0.00	0.00	1,171,207.79	0.00	0.00
A4X	243,790,000.00	0.442564	89,910.59	0.00	89,910.59	0.00	0.00	89,910.59	0.00	0.00
A5	144,358,000.00	6.207564	746,759.62	0.00	746,759.62	0.00	0.00	746,759.62	0.00	0.00
A6	143,079,000.00	6.035000	719,568.14	0.00	719,568.14	0.00	0.00	719,568.14	0.00	0.00
A6X	143,079,000.00	0.172564	20,575.25	0.00	20,575.25	0.00	0.00	20,575.25	0.00	0.00
P	100.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
AR	0.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
M	17,248,767.32	6.207564	89,227.36	0.00	89,227.36	0.00	0.00	89,227.36	0.00	0.00
B1	11,232,197.30	6.207564	58,103.82	0.00	58,103.82	0.00	0.00	58,103.82	0.00	0.00
B2	6,819,512.65	6.207564	35,277.13	0.00	35,277.13	0.00	0.00	35,277.13	0.00	0.00
B3	4,813,655.99	6.207564	24,900.90	0.00	24,900.90	0.00	0.00	24,900.90	0.00	0.00
B4	3,610,741.96	6.207564	18,678.26	0.00	18,678.26	0.00	0.00	18,678.26	0.00	0.00
B5	2,807,258.38	6.207564	14,521.86	0.00	14,521.86	0.00	0.00	14,521.86	0.00	0.00
Totals	800,869,427.62		4,142,873.09	0.00	4,142,873.09	0.00	0.00	4,142,873.09	0.00	0.00



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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 (%)
A1	02146PAA3	140,000,000.00	993.455312220	15.094843708	5.139114622	978.360468512	6.207564
A2	02146PAB1	62,122,000.00	993.455312220	15.094843708	5.139114622	978.360468512	6.207564
A3	02146PAC9	22,458,000.00	993.455312220	15.094843708	5.139114622	978.360468512	6.207564
A4	02146PAD7	243,791,000.00	999.995898126	16.963848280	4.804146961	983.032049846	5.765000
A4X	02146PAE5	243,791,000.00	999.995898126	0.000000000	0.368801917	983.032049846	0.442564
A5	02146PAF2	144,358,000.00	1,000.000000000	0.000000000	5.172970096	1,000.000000000	6.207564
A6	02146PAG0	143,079,000.00	1,000.000000000	0.000000000	5.029166667	1,000.000000000	6.035000
A6X	02146PAH8	143,079,000.00	1,000.000000000	0.000000000	0.143803430	1,000.000000000	0.172564
P	02146PAN5	100.00	1,000.000000000	0.000000000	0.000000000	1,000.000000000	0.000000
AR	02146PAJ4	100.00	0.000000000	0.000000000	0.009311349	0.000000000	0.000000
M	02146PAK1	17,250,000.00	999.928540549	0.076773156	5.172600439	999.851767393	6.207564
B1	02146PAL9	11,233,000.00	999.928540549	0.076773156	5.172600439	999.851767393	6.207564
B2	02146PAM7	6,820,000.00	999.928540549	0.076773156	5.172600439	999.851767393	6.207564
B3	02146PAP0	4,814,000.00	999.928540549	0.076773156	5.172600439	999.851767393	6.207564
B4	02146PAQ8	3,611,000.00	999.928540549	0.076773156	5.172600439	999.851767393	6.207564
B5	02146PAR6	2,807,459.00	999.928540549	0.076773156	5.172600439	999.851767393	6.207564
Totals		802,343,659.00	998.162593593	9.384016606	5.163464612	988.778576974	



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Pool Level Data

Distribution Date		8/25/06
Cut-off Date		6/ 1/06
Record Date		7/31/06
Determination Date		8/22/06
LIBOR Determination Date		7/21/06
Accrual Period 30/360	Begin	7/ 1/06
	End	8/ 1/06
Number of Days in 30/360 Accrual Period		30

Collateral Detail

Original Mortgage Loan Details

Original Aggregate Loan Count	1,962
Original Stated Principal Balance	802,343,559.18
Original Weighted Average Mortgage Rate	6.59483%
Original Weighted Average Net Mortgage Rate	6.20866%
Original Weighted Average Remaining Term	360



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Current Mortgage Loan Details

Beginning Aggregate Loan Count	1,961
Loans Paid Off or otherwise removed pursuant to the PSA	<u>10</u>
Ending Aggregate Loan Count	1,951
Beginning Pool Stated Principal Balance	800,869,327.80
Scheduled Principal	61,489.66
Unscheduled Principal	7,467,716.55
Realized Principal Losses	<u>0.00</u>
Ending Pool Stated Principal Balance	793,340,121.59
Beginning Weighted Average Mortgage Rate	6.59374%
Beginning Weighted Average Net Mortgage Rate	6.20756%
Ending Weighted Average Mortgage Rate	6.59016%
Ending Weighted Average Net Mortgage Rate	6.20396%
Beginning Weighted Average Remaining Term to Maturity	359
Ending Weighted Average Remaining Term to Maturity	358



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Delinquency Information

Delinquency Information

	30-59 Days				60-89 Days				90+ Days			
	Count	Count %	Balance	Balance %	Count	Count %	Balance	Balance %	Count	Count %	Balance	Balance %
Group 1	18	0.92260%	6,795,333.49	0.85655%	0	0.00000%	0.00	0.00000%	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%

60+ Delinquency, Foreclosure, Bankruptcy & REO Totals

Current	0.00
One-Month Prior	0.00
Two-Month Prior	0.00
Three-Month Prior	0.00
Four-Month Prior	0.00
Five-Month Prior	0.00
Delinquency Average	0.00
Passing Delinquency Stepdown Requirement	YES



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Available Funds

Interest

Scheduled Interest	4,394,321.00
Plus: Capitalized Interest	0.00
Less: Master Servicer Fee	243,990.71
Less: Trustee Fee	6,006.52
Less: Mortgage Loan Premiums	<u>1,450.69</u>
Total Interest Available	4,142,873.08

Principal

Scheduled Principal	61,489.66
Paid in Full Principal	5,968,990.74
Curtailment Principal	1,498,725.81
Liquidation Principal	0.00
Repurchased Principal	0.00
Substitution Adjustment Principal	0.00
Unanticipated Principal Recoveries	0.00
Remaining Amounts in Supplemental Account	<u>0.00</u>
Total Principal Available	<u>7,529,206.21</u>

Total Available Funds

11,672,079.29



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Certificate Account

	Beginning Balance	0.00
Deposits	Available Funds	11,672,079.29
	Trustee Fee	6,006.52
	Prepayment Charges	0.00
	Other Deposits required by the PSA	<u>0.00</u>
	Total Deposits	11,678,085.81
Withdrawals	Available Funds, to the Distribution Account	11,672,079.29
	Trustee Fee	6,006.52
	Prepayment Charges	0.00
	Total Withdrawals	<u>11,678,085.81</u>
	Ending Balance	0.00

Distribution Account

	Beginning Balance	0.00
Deposits	Available Funds	11,672,079.29
	Other Deposits Required by the PSA	0.00
	Prepayment Charges	<u>0.00</u>
	Total Deposits	11,672,079.29
Withdrawals	Payments of Principal & Interest to the Classes	<u>11,672,079.29</u>
	Ending Balance	0.00



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Corridor Contract Reserve Fund

Beginning Balance	1,000.00
Deposits	0.00
Withdrawals	<u>0.00</u>
Ending Balance	1,000.00

Yield Supplemental Payments Detailed on Interest Detail Report

Principal Reserve Account

Deposits	Beginning Principal Reserve Balance	100.00
	Deposits	0.00
Withdrawals	To Prepayment Premium Class	<u>0.00</u>
	Ending Principal Reserve Balance	100.00

Fees of the Trust

Gross Master Servicing Fee	250,271.66
Net Master Servicing Fee	243,990.71
Trustee Fee	6,006.52
Lpmi	<u>1,450.69</u>
Total Net Loan Fees	251,447.91

Servicer Advances

Principal Advances	1,236.37
Interest Advances	37,700.59
Reimbursement for Principal & Interest Advances	0.00
Reimbursement for Nonrecoverable Advances	<u>0.00</u>
Total Advances	38,936.96



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Mortgage Prepayment Details	
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Prepayment Charges	0.00
Principal Balance of Loans Paid in Full	5,968,990.74
Prepayment Interest Excess	0.00
Prepayment Interest Shortfall	6,280.96
Compensating Interest	6,280.96
Non-Supported Prepayment Interest Shortfall	-0.00
CPR %	10.63381%
SMM %	0.93252%

Net Interest Shortfalls	
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Net Prepayment Interest Shortfalls	-0.00
Relief Act Reduction Shortfalls	<u>0.00</u>
Total Net Interest Shortfalls	-0.00



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Principal Distribution Amounts

Senior and Subordinate Percentages

Senior Percentage Original	94.20006%
Senior Prepayment Percentage Original	100.00000%
Senior Percentage	94.18980%
Senior Prepayment Percentage	100.00000%
Subordinate Percentages	5.81020%
Subordinate Prepayment Percentage	0.00000%

Principal Distribution Amounts

Senior Principal Distribution Amount	7,525,633.54
Subordinate Principal Distribution Amount	3,572.67
Total Principal Distribution Amount	<u>7,529,206.21</u>

Two Times Test Condition	NO
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Realized Loss Detail				
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Current Period Realized Losses	0.00
Cumulative Realized Losses	0.00
Total Liquidated Loan Balance	0.00
Total Liquidated Proceeds	0.00
Subsequent Recoveries	0.00
Passing Cumulative Loss Test	YES

<u>Group</u>	<u>Loan ID</u>	<u>Liquidation Balance</u>	<u>Liquidation Proceeds</u>	<u>Realized Loss</u>
Group I	N/A			



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Credit Enhancements

Subordination

Credit Support

	<u>Original</u>	<u>Current</u>
Class A	755,808,200.00	746,811,660.48
Class A Percentage	94.200059%	94.135106%
Class M	17,250,000.00	17,247,442.99
Class M Percentage	2.149952%	2.174029%
Class B1	11,233,000.00	11,231,334.90
Class B1 Percentage	1.400024%	1.415702%
Class B2	6,820,000.00	6,818,989.05
Class B2 Percentage	0.850010%	0.859529%
Class B3	4,814,000.00	4,813,286.41
Class B3 Percentage	0.599992%	0.606712%
Class B4	3,611,000.00	3,610,464.73
Class B4 Percentage	0.450057%	0.455097%
Class B5	2,807,459.00	2,807,042.84
Class B5 Percentage	0.349907%	0.353826%



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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>
<=		5.0	3	0.154	1,183,718.33	0.149
5.0	-	5.3	4	0.205	792,469.88	0.100
5.3	-	5.5	19	0.974	4,410,118.42	0.556
5.5	-	5.8	40	2.050	13,527,378.65	1.705
5.8	-	6.0	129	6.612	43,630,546.89	5.500
6.0	-	6.3	285	14.608	120,501,280.17	15.189
6.3	-	6.5	550	28.191	243,103,561.90	30.643
6.5	-	6.8	395	20.246	158,627,015.01	19.995
6.8	-	7.0	292	14.967	115,919,739.32	14.612
7.0	-	7.3	80	4.100	34,856,483.70	4.394
7.3	-	7.5	68	3.485	28,592,388.29	3.604
7.5	-	7.8	36	1.845	15,613,096.40	1.968
7.8	-	8.0	46	2.358	11,938,509.50	1.505
>		8.0	4	0.205	643,815.13	0.081
Wgt Ave / Total:			1951	100.000	793,340,121.59	100.000

<u>Update 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	-	25,000.00	0	0.000	0.00	0.000
25,000.00	-	50,000.00	2	0.103	83,720.00	0.011
50,000.00	-	75,000.00	12	0.615	770,546.82	0.097
75,000.00	-	100,000.00	39	1.999	3,500,946.67	0.441
100,000.00	-	125,000.00	70	3.588	7,983,251.13	1.006
125,000.00	-	150,000.00	95	4.869	13,110,060.07	1.653
150,000.00	-	175,000.00	97	4.972	15,757,469.77	1.986
175,000.00	-	200,000.00	127	6.509	23,893,576.09	3.012
200,000.00	-	225,000.00	105	5.382	22,435,852.87	2.828
225,000.00	-	250,000.00	106	5.433	25,089,135.57	3.162
250,000.00	-	275,000.00	86	4.408	22,644,615.88	2.854
275,000.00	-	300,000.00	96	4.921	27,782,858.43	3.502
300,000.00	-	325,000.00	72	3.690	22,497,291.86	2.836
325,000.00	-	350,000.00	75	3.844	25,407,914.30	3.203
350,000.00	-	375,000.00	63	3.229	22,849,346.70	2.880
375,000.00	-	400,000.00	86	4.408	33,522,500.69	4.225
400,000.00	-	425,000.00	46	2.358	18,979,989.64	2.392
425,000.00	-	450,000.00	85	4.357	37,262,237.60	4.697
450,000.00	-	475,000.00	65	3.332	30,090,063.10	3.793



101 Barclay Street, 8 West
New York, NY 10286

Officer: Cirino Emanuele
212-815-3087
Associate: Matthew Sabino
212-815-6093

CWALT, Inc.
Alternative Loan Trust 2006-HY12
Mortgage Pass-Through Certificates, Series 2006-HY12

<u>Update Face</u>			Number of Items	Percent of Items	Principal Balance	Percent of Balance
475,000.00	-	500,000.00	84	4.305	41,137,918.58	5.185
500,000.00	-	525,000.00	48	2.460	24,645,141.87	3.107
525,000.00	-	550,000.00	57	2.922	30,632,515.55	3.861
550,000.00	-	575,000.00	50	2.563	28,067,750.61	3.538
575,000.00	-	600,000.00	53	2.717	31,235,493.02	3.937
600,000.00	-	625,000.00	38	1.948	23,311,719.53	2.938
625,000.00	-	650,000.00	50	2.563	32,159,333.14	4.054
650,000.00	-	675,000.00	17	0.871	11,333,801.53	1.429
675,000.00	-	700,000.00	27	1.384	18,653,618.78	2.351
700,000.00	-	725,000.00	21	1.076	15,021,791.11	1.893
725,000.00	-	750,000.00	20	1.025	14,782,584.79	1.863
750,000.00	-	775,000.00	15	0.769	11,440,768.63	1.442
775,000.00	-	800,000.00	16	0.820	12,664,754.48	1.596
>		800,000.00	128	6.561	144,591,552.78	18.226
Wgt Ave / Total:			1951	100.000	793,340,121.59	100.000

Location	Number of Items	Percent of Items	Principal Balance	Percent of Balance
CA	0	0.000	0.00	0.000
FL	0	0.000	0.00	0.000
AZ	0	0.000	0.00	0.000
VA	0	0.000	0.00	0.000
WA	0	0.000	0.00	0.000
CO	0	0.000	0.00	0.000
Others	1951	100.000	793,340,121.59	100.000
Wgt Ave / Total:	1951	100.000	793,340,121.59	100.000

<u>Update Term</u>		Number of Items	Percent of Items	Principal Balance	Percent of Balance
< =	120	0	0.000	0.00	0.000
120	-	0	0.000	0.00	0.000
180	-	0	0.000	0.00	0.000
300	-	1951	100.000	793,340,121.59	100.000
>	360	0	0.000	0.00	0.000
Wgt Ave / Total:		1951	100.000	793,340,121.59	100.000