



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	136,970,465.59	6.203965	2,113,278.12	708,133.31	2,821,411.43	0.00	134,857,187.47	0.00
A2	02146PAB1	Senior	Var-30/360	60,777,709.02	6.203965	937,721.88	314,218.98	1,251,940.86	0.00	59,839,987.14	0.00
A3	02146PAC9	Senior	Var-30/360	21,972,019.40	6.203965	339,000.00	113,594.70	452,594.70	0.00	21,633,019.40	0.00
A4	02146PAD7	Senior	Var-30/360	239,654,366.46	5.704380	997,215.85	1,139,232.98	2,136,448.83	0.00	238,657,150.61	0.00
A4X	02146PAE5	Strip IO	Var-30/360	239,654,366.46	0.499585	0.00	99,773.10	99,773.10	0.00	238,657,150.61	0.00
A5	02146PAF2	Senior	Var-30/360	144,358,000.00	6.203965	0.00	746,326.64	746,326.64	0.00	144,358,000.00	0.00
A6	02146PAG0	Senior	Var-30/360	143,079,000.00	5.974380	0.00	712,340.26	712,340.26	0.00	143,079,000.00	0.00
A6X	02146PAH8	Strip IO	Var-30/360	143,079,000.00	0.229585	0.00	27,373.99	27,373.99	0.00	143,079,000.00	0.00
P	02146PAN5	Prepay Penalties	Fix-30/360	100.00	0.000000	0.00	7,150.00	7,150.00	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	17,247,442.99	6.203965	1,319.31	89,168.78	90,488.09	0.00	17,246,123.68	0.00
B1	02146PAL9	Junior	Var-30/360	11,231,334.90	6.203965	859.12	58,065.67	58,924.79	0.00	11,230,475.78	0.00
B2	02146PAM7	Junior	Var-30/360	6,818,989.05	6.203965	521.61	35,253.97	35,775.58	0.00	6,818,467.45	0.00
B3	02146PAP0	Junior	Var-30/360	4,813,286.41	6.203965	368.18	24,884.55	25,252.73	0.00	4,812,918.22	0.00
B4	02146PAQ8	Junior	Var-30/360	3,610,464.73	6.203965	276.18	18,666.00	18,942.17	0.00	3,610,188.56	0.00
B5	02146PAR6	Junior	Var-30/360	2,807,042.84	6.203965	214.72	14,512.33	14,727.05	0.00	2,806,828.12	0.00
Totals				793,340,221.39		4,390,774.97	4,108,695.26	8,499,470.22	0.00	788,949,446.43	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	136,970,465.59	2,113,278.12	2,113,278.12	0.00	134,857,187.47	0.96326562480
A2	02146PAB1	62,122,000.00	60,777,709.02	937,721.88	937,721.88	0.00	59,839,987.14	0.96326562480
A3	02146PAC9	22,458,000.00	21,972,019.40	339,000.00	339,000.00	0.00	21,633,019.40	0.96326562480
A4	02146PAD7	243,791,000.00	239,654,366.46	997,215.85	997,215.85	0.00	238,657,150.61	0.97894159592
A4X	02146PAE5	243,791,000.00	239,654,366.46	0.00	0.00	0.00	238,657,150.61	0.97894159592
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	17,247,442.99	1,319.31	1,319.31	0.00	17,246,123.68	0.99977528555
B1	02146PAL9	11,233,000.00	11,231,334.90	859.12	859.12	0.00	11,230,475.78	0.99977528555
B2	02146PAM7	6,820,000.00	6,818,989.05	521.61	521.61	0.00	6,818,467.45	0.99977528555
B3	02146PAP0	4,814,000.00	4,813,286.41	368.18	368.18	0.00	4,812,918.22	0.99977528555
B4	02146PAQ8	3,611,000.00	3,610,464.73	276.18	276.18	0.00	3,610,188.56	0.99977528555
B5	02146PAR6	2,807,459.00	2,807,042.84	214.72	214.72	0.00	2,806,828.12	0.99977528555
Totals		802,343,659.00	793,340,221.39	4,390,774.97	4,390,774.97	0.00	788,949,446.43	



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Interest Distribution Detail

Class	Beginning Certificate Balance	Pass Through Rate (%)	Current Interest	Deferred Interest	Total Interest Due	Net Interest Shortfall	Interest Paid	Yield Supplemental Paid	Yield Supplemental After Distr
A1	136,970,465.59	6.203965	708,133.31	0.00	708,133.31	0.00	708,133.31	0.00	0.00
A2	60,777,709.02	6.203965	314,218.98	0.00	314,218.98	0.00	314,218.98	0.00	0.00
A3	21,972,019.40	6.203965	113,594.70	0.00	113,594.70	0.00	113,594.70	0.00	0.00
A4	239,654,366.46	5.704380	1,139,232.98	0.00	1,139,232.98	0.00	1,139,232.98	0.00	0.00
A4X	239,654,366.46	0.499585	99,773.10	0.00	99,773.10	0.00	99,773.10	0.00	0.00
A5	144,358,000.00	6.203965	746,326.64	0.00	746,326.64	0.00	746,326.64	0.00	0.00
A6	143,079,000.00	5.974380	712,340.26	0.00	712,340.26	0.00	712,340.26	0.00	0.00
A6X	143,079,000.00	0.229585	27,373.99	0.00	27,373.99	0.00	27,373.99	0.00	0.00
P	100.00	0.000000	0.00	0.00	0.00	0.00	7,150.00	0.00	0.00
AR	0.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
M	17,247,442.99	6.203965	89,168.78	0.00	89,168.78	0.00	89,168.78	0.00	0.00
B1	11,231,334.90	6.203965	58,065.67	0.00	58,065.67	0.00	58,065.67	0.00	0.00
B2	6,818,989.05	6.203965	35,253.97	0.00	35,253.97	0.00	35,253.97	0.00	0.00
B3	4,813,286.41	6.203965	24,884.55	0.00	24,884.55	0.00	24,884.55	0.00	0.00
B4	3,610,464.73	6.203965	18,666.00	0.00	18,666.00	0.00	18,666.00	0.00	0.00
B5	2,807,042.84	6.203965	14,512.33	0.00	14,512.33	0.00	14,512.33	0.00	0.00
Totals	793,340,221.39		4,101,545.26	0.00	4,101,545.26	0.00	4,108,695.26	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	978.360468512	15.094843708	5.058095051	963.265624803	6.203965
A2	02146PAB1	62,122,000.00	978.360468512	15.094843708	5.058095051	963.265624803	6.203965
A3	02146PAC9	22,458,000.00	978.360468512	15.094843708	5.058095051	963.265624803	6.203965
A4	02146PAD7	243,791,000.00	983.032049846	4.090453923	4.672990304	978.941595923	5.704380
A4X	02146PAE5	243,791,000.00	983.032049846	0.000000000	0.409256686	978.941595923	0.499585
A5	02146PAF2	144,358,000.00	1,000.000000000	0.000000000	5.169970797	1,000.000000000	6.203965
A6	02146PAG0	143,079,000.00	1,000.000000000	0.000000000	4.978650000	1,000.000000000	5.974380
A6X	02146PAH8	143,079,000.00	1,000.000000000	0.000000000	0.191320797	1,000.000000000	0.229585
P	02146PAN5	100.00	1,000.000000000	0.000000000	71,500.000000000	1,000.000000000	0.000000
AR	02146PAJ4	100.00	0.000000000	0.000000000	0.009305941	0.000000000	0.000000
M	02146PAK1	17,250,000.00	999.851767393	0.076481843	5.169204438	999.775285550	6.203965
B1	02146PAL9	11,233,000.00	999.851767393	0.076481843	5.169204438	999.775285550	6.203965
B2	02146PAM7	6,820,000.00	999.851767393	0.076481843	5.169204438	999.775285550	6.203965
B3	02146PAP0	4,814,000.00	999.851767393	0.076481843	5.169204438	999.775285550	6.203965
B4	02146PAQ8	3,611,000.00	999.851767393	0.076481843	5.169204438	999.775285550	6.203965
B5	02146PAR6	2,807,459.00	999.851767393	0.076481843	5.169204438	999.775285550	6.203965
Totals		802,343,659.00	988.778576974	5.472436805	5.120867117	983.306140181	



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Pool Level Data

Distribution Date		9/25/06
Cut-off Date		6/ 1/06
Record Date		8/31/06
Determination Date		9/22/06
LIBOR Determination Date		8/23/06
Accrual Period 30/360	Begin	8/ 1/06
	End	9/ 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		1,951
Loans Paid Off or otherwise removed pursuant to the PSA		<u>13</u>
Ending Aggregate Loan Count		1,938
Beginning Pool Stated Principal Balance	793,340,121.59	
Scheduled Principal	60,685.11	
Unscheduled Principal	4,330,089.86	
Realized Principal Losses	<u>0.00</u>	
Ending Pool Stated Principal Balance	788,949,346.62	
Beginning Weighted Average Mortgage Rate	6.59016%	
Beginning Weighted Average Net Mortgage Rate	6.20396%	
Ending Weighted Average Mortgage Rate	6.58910%	
Ending Weighted Average Net Mortgage Rate	6.20309%	
Beginning Weighted Average Remaining Term to Maturity	358	
Ending Weighted Average Remaining Term to Maturity	357	



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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	11	0.56760%	3,596,975.00	0.45592%	2	0.10320%	531,550.00	0.06737%	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	531,550.00
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	177,183.33
Passing Delinquency Stepdown Requirement	



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Available Funds

Interest

Scheduled Interest	4,354,041.16
Plus: Capitalized Interest	0.00
Less: Master Servicer Fee	245,095.57
Less: Trustee Fee	5,950.05
Less: Mortgage Loan Premiums	<u>1,450.28</u>
Total Interest Available	4,101,545.26

Principal

Scheduled Principal	60,685.11
Paid in Full Principal	3,897,258.28
Curtailement Principal	432,831.58
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	4,390,774.97

Total Available Funds	8,492,320.23
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Certificate Account

	Beginning Balance	0.00
Deposits	Available Funds	8,492,320.23
	Trustee Fee	5,950.05
	Prepayment Charges	7,150.00
	Other Deposits required by the PSA	0.00
	Total Deposits	8,505,420.28
Withdrawals	Available Funds, to the Distribution Account	8,492,320.23
	Trustee Fee	5,950.05
	Prepayment Charges	7,150.00
	Total Withdrawals	<u>8,505,420.28</u>
	Ending Balance	0.00

Distribution Account

	Beginning Balance	0.00
Deposits	Available Funds	8,492,320.23
	Other Deposits Required by the PSA	0.00
	Prepayment Charges	<u>7,150.00</u>
	Total Deposits	8,499,470.23
Withdrawals	Payments of Principal & Interest to the Classes	<u>8,499,470.23</u>
	Ending Balance	0.00



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Corridor Contract Reserve Fund

Beginning Balance	1,000.00
Deposits	0.00
Withdrawals	0.00
Ending Balance	1,000.00

Yield Supplemental Payments Detailed on Interest Detail Report

Principal Reserve Account

Deposits	Beginning Principal Reserve Balance	1,000.00
	Deposits	0.00
Withdrawals	To Prepayment Premium Class	0.00
	Ending Principal Reserve Balance	1,000.00

Fees of the Trust

Gross Master Servicing Fee	247,918.79
Net Master Servicing Fee	245,095.57
Trustee Fee	5,950.05
Lpmi	1,450.28
Total Net Loan Fees	252,495.90

Servicer Advances

Principal Advances	0.00
Interest Advances	23,227.86
Reimbursement for Principal & Interest Advances	0.00
Reimbursement for Nonrecoverable Advances	0.00
Total Advances	23,227.86



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Mortgage Prepayment Details

Prepayment Charges	7,150.00
Principal Balance of Loans Paid in Full	3,897,258.28
Prepayment Interest Excess	0.00
Prepayment Interest Shortfall	2,823.22
Compensating Interest	2,823.22
Non-Supported Prepayment Interest Shortfall	0.00
CPR %	6.35705%
SMM %	0.54585%

Net Interest Shortfalls

Net Prepayment Interest Shortfalls	0.00
Relief Act Reduction Shortfalls	0.00
Total Net Interest Shortfalls	0.00



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Senior Principal Distribution Amounts
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NON-PO Principal Amounts

Beginning Non-PO Balance	793,340,121.59
Non-PO Scheduled Principal	60,685.11
Non-PO Prepayments & Recoveries	4,330,089.86
Non-PO Liquidation Principal	0.00
Non-PO Principal Loss	<u>0.00</u>
Ending Non-PO Balance	788,949,346.62



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Principal Distribution Amounts

Senior and Subordinate Percentages

Senior Percentage Original	94.20006%
Senior Prepayment Percentage Original	100.00000%
Senior Percentage	94.13511%
Senior Prepayment Percentage	100.00000%
Subordinate Percentages	5.86489%
Subordinate Prepayment Percentage	0.00000%

Principal Distribution Amounts

Senior Principal Distribution Amount	4,387,215.85
Subordinate Principal Distribution Amount	<u>3,559.12</u>
Total Principal Distribution Amount	4,390,774.97

Realized Loss Detail

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	

<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	742,424,444.63
Class A Percentage	94.200059%	94.102917%
Class M	17,250,000.00	17,246,123.68
Class M Percentage	2.149952%	2.185961%
Class B1	11,233,000.00	11,230,475.78
Class B1 Percentage	1.400024%	1.423472%
Class B2	6,820,000.00	6,818,467.45
Class B2 Percentage	0.850010%	0.864246%
Class B3	4,814,000.00	4,812,918.22
Class B3 Percentage	0.599992%	0.610041%
Class B4	3,611,000.00	3,610,188.56
Class B4 Percentage	0.450057%	0.457594%
Class B5	2,807,459.00	2,806,828.12
Class B5 Percentage	0.349907%	0.355768%



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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	0.155	1,181,404.65	0.150
5.0	- 5.3	4	0.206	792,469.88	0.100
5.3	- 5.5	19	0.980	4,408,781.03	0.559
5.5	- 5.8	39	2.012	13,313,995.20	1.688
5.8	- 6.0	128	6.605	43,354,233.25	5.495
6.0	- 6.3	284	14.654	120,013,840.23	15.212
6.3	- 6.5	549	28.328	242,626,704.70	30.753
6.5	- 6.8	391	20.175	157,434,343.62	19.955
6.8	- 7.0	290	14.964	115,081,655.54	14.587
7.0	- 7.3	80	4.128	34,852,953.34	4.418
7.3	- 7.5	67	3.457	28,153,010.98	3.568
7.5	- 7.8	35	1.806	15,385,997.83	1.950
7.8	- 8.0	46	2.374	11,937,853.76	1.513
>	8.0	3	0.155	412,102.61	0.052
Wgt Ave / Total:		1938	100.000	788,949,346.62	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	0.619	764,773.29	0.097
75,000.00	- 100,000.00	38	1.961	3,421,483.29	0.434
100,000.00	- 125,000.00	69	3.560	7,873,311.11	0.998
125,000.00	- 150,000.00	95	4.902	13,119,460.26	1.663
150,000.00	- 175,000.00	96	4.954	15,603,144.15	1.978
175,000.00	- 200,000.00	127	6.553	23,889,593.85	3.028
200,000.00	- 225,000.00	104	5.366	22,220,639.12	2.816
225,000.00	- 250,000.00	104	5.366	24,630,625.95	3.122
250,000.00	- 275,000.00	85	4.386	22,374,405.62	2.836
275,000.00	- 300,000.00	95	4.902	27,494,083.85	3.485
300,000.00	- 325,000.00	71	3.664	22,191,222.96	2.813
325,000.00	- 350,000.00	75	3.870	25,405,512.57	3.220
350,000.00	- 375,000.00	63	3.251	22,847,303.89	2.896
375,000.00	- 400,000.00	86	4.438	33,520,370.16	4.249
400,000.00	- 425,000.00	46	2.374	18,979,069.28	2.406
425,000.00	- 450,000.00	82	4.231	35,936,661.18	4.555
450,000.00	- 475,000.00	65	3.354	30,083,386.63	3.813



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>	<u>Number of Items</u>	<u>Percent of Items</u>	<u>Principal Balance</u>	<u>Percent of Balance</u>
475,000.00 - 500,000.00	84	4.334	41,129,750.54	5.213
500,000.00 - 525,000.00	48	2.477	24,640,538.02	3.123
525,000.00 - 550,000.00	57	2.941	30,628,997.32	3.882
550,000.00 - 575,000.00	51	2.632	28,638,377.12	3.630
575,000.00 - 600,000.00	52	2.683	30,654,055.31	3.885
600,000.00 - 625,000.00	39	2.012	23,916,322.84	3.031
625,000.00 - 650,000.00	50	2.580	32,153,763.38	4.076
650,000.00 - 675,000.00	17	0.877	11,333,181.83	1.436
675,000.00 - 700,000.00	27	1.393	18,652,870.52	2.364
700,000.00 - 725,000.00	22	1.135	15,743,218.51	1.995
725,000.00 - 750,000.00	18	0.929	13,310,041.20	1.687
750,000.00 - 775,000.00	14	0.722	10,664,128.66	1.352
775,000.00 - 800,000.00	16	0.826	12,660,246.32	1.605
> 800,000.00	128	6.605	144,385,087.89	18.301
Wgt Ave / Total:	1938	100.000	788,949,346.62	100.000

<u>Location</u>	<u>Number of Items</u>	<u>Percent of Items</u>	<u>Principal Balance</u>	<u>Percent of Balance</u>
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	1938	100.000	788,949,346.62	100.000
Wgt Ave / Total:	1938	100.000	788,949,346.62	100.000

<u>Update Term</u>	<u>Number of Items</u>	<u>Percent of Items</u>	<u>Principal Balance</u>	<u>Percent of Balance</u>
< = 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	1938	100.000	788,949,346.62	100.000
> 360	0	0.000	0.00	0.000
Wgt Ave / Total:	1938	100.000	788,949,346.62	100.000