



101 Barclay Street, 8 West
New York, NY 10286

Officer: Steven Chrysanthis
212-815-8318

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	134,857,187.47	6.203091	2,113,278.12	697,109.49	2,810,387.61	0.00	132,743,909.35	0.00
A2	02146PAB1	Senior	Var-30/360	59,839,987.14	6.203091	937,721.88	309,327.40	1,247,049.28	0.00	58,902,265.26	0.00
A3	02146PAC9	Senior	Var-30/360	21,633,019.40	6.203091	339,000.00	111,826.32	450,826.32	0.00	21,294,019.40	0.00
A4	02146PAD7	Senior	Var-30/360	238,657,150.61	5.710000	3,087,115.47	1,135,610.27	4,222,725.74	0.00	235,570,035.14	0.00
A4X	02146PAE5	Strip IO	Var-30/360	238,657,150.61	0.493091	0.00	98,066.39	98,066.39	0.00	235,570,035.14	0.00
A5	02146PAF2	Senior	Var-30/360	144,358,000.00	6.203091	0.00	746,221.49	746,221.49	0.00	144,358,000.00	0.00
A6	02146PAG0	Senior	Var-30/360	143,079,000.00	5.980000	0.00	713,010.35	713,010.35	0.00	143,079,000.00	0.00
A6X	02146PAH8	Strip IO	Var-30/360	143,079,000.00	0.223091	0.00	26,599.68	26,599.68	0.00	143,079,000.00	0.00
P	02146PAN5	Prepay Penalties	Fix-30/360	100.00	0.000000	0.00	17,919.75	17,919.75	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	17,246,123.68	6.203091	1,323.60	89,149.39	90,473.00	0.00	17,244,800.07	0.00
B1	02146PAL9	Junior	Var-30/360	11,230,475.78	6.203091	861.91	58,053.05	58,914.97	0.00	11,229,613.87	0.00
B2	02146PAM7	Junior	Var-30/360	6,818,467.45	6.203091	523.30	35,246.31	35,769.61	0.00	6,817,944.15	0.00
B3	02146PAP0	Junior	Var-30/360	4,812,918.22	6.203091	369.38	24,879.14	25,248.52	0.00	4,812,548.84	0.00
B4	02146PAQ8	Junior	Var-30/360	3,610,188.56	6.203091	277.07	18,661.94	18,939.01	0.00	3,609,911.48	0.00
B5	02146PAR6	Junior	Var-30/360	2,806,828.12	6.203091	215.42	14,509.17	14,724.59	0.00	2,806,612.71	0.00
Totals				788,949,446.43		6,480,686.15	4,096,190.14	10,576,876.31	0.00	782,468,760.27	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	134,857,187.47	2,113,278.12	2,113,278.12	0.00	132,743,909.35	0.94817078110
A2	02146PAB1	62,122,000.00	59,839,987.14	937,721.88	937,721.88	0.00	58,902,265.26	0.94817078110
A3	02146PAC9	22,458,000.00	21,633,019.40	339,000.00	339,000.00	0.00	21,294,019.40	0.94817078110
A4	02146PAD7	243,791,000.00	238,657,150.61	3,087,115.47	3,087,115.47	0.00	235,570,035.14	0.96627863679
A4X	02146PAE5	243,791,000.00	238,657,150.61	0.00	0.00	0.00	235,570,035.14	0.96627863679
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	17,246,123.68	1,323.60	1,323.60	0.00	17,244,800.07	0.99969855502
B1	02146PAL9	11,233,000.00	11,230,475.78	861.91	861.91	0.00	11,229,613.87	0.99969855502
B2	02146PAM7	6,820,000.00	6,818,467.45	523.30	523.30	0.00	6,817,944.15	0.99969855502
B3	02146PAP0	4,814,000.00	4,812,918.22	369.38	369.38	0.00	4,812,548.84	0.99969855502
B4	02146PAQ8	3,611,000.00	3,610,188.56	277.07	277.07	0.00	3,609,911.48	0.99969855502
B5	02146PAR6	2,807,459.00	2,806,828.12	215.42	215.42	0.00	2,806,612.71	0.99969855502
Totals		802,343,659.00	788,949,446.43	6,480,686.15	6,480,686.15	0.00	782,468,760.27	



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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	134,857,187.47	6.203091	697,109.49	0.00	697,109.49	0.00	697,109.49	0.00	0.00
A2	59,839,987.14	6.203091	309,327.40	0.00	309,327.40	0.00	309,327.40	0.00	0.00
A3	21,633,019.40	6.203091	111,826.32	0.00	111,826.32	0.00	111,826.32	0.00	0.00
A4	238,657,150.61	5.710000	1,135,610.27	0.00	1,135,610.27	0.00	1,135,610.27	0.00	0.00
A4X	238,657,150.61	0.493091	98,066.39	0.00	98,066.39	0.00	98,066.39	0.00	0.00
A5	144,358,000.00	6.203091	746,221.49	0.00	746,221.49	0.00	746,221.49	0.00	0.00
A6	143,079,000.00	5.980000	713,010.35	0.00	713,010.35	0.00	713,010.35	0.00	0.00
A6X	143,079,000.00	0.223091	26,599.68	0.00	26,599.68	0.00	26,599.68	0.00	0.00
P	100.00	0.000000	0.00	0.00	0.00	0.00	17,919.75	0.00	0.00
AR	0.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
M	17,246,123.68	6.203091	89,149.39	0.00	89,149.39	0.00	89,149.39	0.00	0.00
B1	11,230,475.78	6.203091	58,053.05	0.00	58,053.05	0.00	58,053.05	0.00	0.00
B2	6,818,467.45	6.203091	35,246.31	0.00	35,246.31	0.00	35,246.31	0.00	0.00
B3	4,812,918.22	6.203091	24,879.14	0.00	24,879.14	0.00	24,879.14	0.00	0.00
B4	3,610,188.56	6.203091	18,661.94	0.00	18,661.94	0.00	18,661.94	0.00	0.00
B5	2,806,828.12	6.203091	14,509.17	0.00	14,509.17	0.00	14,509.17	0.00	0.00
Totals	788,949,446.43		4,078,270.39	0.00	4,078,270.39	0.00	4,096,190.14	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	963.265624803	15.094843708	4.979353514	948.170781095	6.203091
A2	02146PAB1	62,122,000.00	963.265624803	15.094843708	4.979353514	948.170781095	6.203091
A3	02146PAC9	22,458,000.00	963.265624803	15.094843708	4.979353514	948.170781095	6.203091
A4	02146PAD7	243,791,000.00	978.941595923	12.662959131	4.658130427	966.278636792	5.710000
A4X	02146PAE5	243,791,000.00	978.941595923	0.000000000	0.402255981	966.278636792	0.493091
A5	02146PAF2	144,358,000.00	1,000.000000000	0.000000000	5.169242404	1,000.000000000	6.203091
A6	02146PAG0	143,079,000.00	1,000.000000000	0.000000000	4.983333333	1,000.000000000	5.980000
A6X	02146PAH8	143,079,000.00	1,000.000000000	0.000000000	0.185909070	1,000.000000000	0.223091
P	02146PAN5	100.00	1,000.000000000	0.000000000	179,197.500000000	1,000.000000000	0.000000
AR	02146PAJ4	100.00	0.000000000	0.000000000	0.009304669	0.000000000	0.000000
M	02146PAK1	17,250,000.00	999.775285550	0.076730533	5.168080800	999.698555018	6.203091
B1	02146PAL9	11,233,000.00	999.775285550	0.076730533	5.168080800	999.698555018	6.203091
B2	02146PAM7	6,820,000.00	999.775285550	0.076730533	5.168080800	999.698555018	6.203091
B3	02146PAP0	4,814,000.00	999.775285550	0.076730533	5.168080800	999.698555018	6.203091
B4	02146PAQ8	3,611,000.00	999.775285550	0.076730533	5.168080800	999.698555018	6.203091
B5	02146PAR6	2,807,459.00	999.775285550	0.076730533	5.168080800	999.698555018	6.203091
Totals		802,343,659.00	983.306140181	8.077194949	5.105281377	975.228945219	



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Pool Level Data

Distribution Date		10/25/06
Cut-off Date		6/ 1/06
Record Date		9/29/06
Determination Date		10/22/06
LIBOR Determination Date		9/21/06
Accrual Period 30/360	Begin	9/ 1/06
	End	10/ 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		1,938
Loans Paid Off or otherwise removed pursuant to the PSA		<u>14</u>
Ending Aggregate Loan Count		1,924
Beginning Pool Stated Principal Balance	788,949,346.62	
Scheduled Principal	60,550.11	
Unscheduled Principal	6,420,136.05	
Realized Principal Losses	<u>0.00</u>	
Ending Pool Stated Principal Balance	782,468,660.46	
Beginning Weighted Average Mortgage Rate	6.58910%	
Beginning Weighted Average Net Mortgage Rate	6.20309%	
Ending Weighted Average Mortgage Rate	6.58660%	
Ending Weighted Average Net Mortgage Rate	6.20057%	
Beginning Weighted Average Remaining Term to Maturity	357	
Ending Weighted Average Remaining Term to Maturity	356	



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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	20	1.03950%	7,164,397.07	0.91561%	1	0.05198%	276,000.00	0.03527%	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	276,000.00
One-Month Prior	531,550.00
Two-Month Prior	0.00
Three-Month Prior	0.00
Four-Month Prior	0.00
Five-Month Prior	0.00
Delinquency Average	201,887.50
Passing Delinquency Stepdown Requirement	



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Available Funds

Interest

Scheduled Interest	4,329,538.41
Plus: Capitalized Interest	0.00
Less: Master Servicer Fee	244,030.33
Less: Trustee Fee	5,917.12
Less: Mortgage Loan Premiums	<u>1,320.54</u>
Total Interest Available	4,078,270.42

Principal

Scheduled Principal	60,550.11
Paid in Full Principal	6,138,494.34
Curtailment Principal	281,641.71
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>6,480,686.16</u>

Total Available Funds

10,558,956.58



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Certificate Account

	Beginning Balance	0.00
Deposits	Available Funds	10,558,956.58
	Trustee Fee	5,917.12
	Prepayment Charges	17,919.75
	Other Deposits required by the PSA	0.00
	Total Deposits	10,582,793.45
Withdrawals	Available Funds, to the Distribution Account	10,558,956.58
	Trustee Fee	5,917.12
	Prepayment Charges	17,919.75
	Total Withdrawals	<u>10,582,793.45</u>
	Ending Balance	0.00

Distribution Account

	Beginning Balance	0.00
Deposits	Available Funds	10,558,956.58
	Other Deposits Required by the PSA	0.00
	Prepayment Charges	<u>17,919.75</u>
	Total Deposits	10,576,876.33
Withdrawals	Payments of Principal & Interest to the Classes	<u>10,576,876.33</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	1,000.00
	Deposits	0.00
Withdrawals	To Prepayment Premium Class	<u>0.00</u>
	Ending Principal Reserve Balance	1,000.00

Fees of the Trust

Gross Master Servicing Fee	246,546.67
Net Master Servicing Fee	244,030.33
Trustee Fee	5,917.12
Lpmi	<u>1,320.54</u>
Total Net Loan Fees	251,268.00

Servicer Advances

Principal Advances	580.54
Interest Advances	41,998.62
Reimbursement for Principal & Interest Advances	0.00
Reimbursement for Nonrecoverable Advances	<u>0.00</u>
Total Advances	42,579.16



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Mortgage Prepayment Details

Prepayment Charges	17,919.75
Principal Balance of Loans Paid in Full	6,138,494.34
Prepayment Interest Excess	0.00
Prepayment Interest Shortfall	2,516.34
Compensating Interest	2,516.34
Non-Supported Prepayment Interest Shortfall	0.00
CPR %	9.34037%
SMM %	0.81382%

Net Interest Shortfalls

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



The BANK
of NEW YORK

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Senior Principal Distribution Amounts
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NON-PO Principal Amounts

Beginning Non-PO Balance	788,949,346.62
Non-PO Scheduled Principal	60,550.11
Non-PO Prepayments & Recoveries	6,420,136.05
Non-PO Liquidation Principal	0.00
Non-PO Principal Loss	<u>0.00</u>
Ending Non-PO Balance	782,468,660.46



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Principal Distribution Amounts

Senior and Subordinate Percentages

Senior Percentage Original	94.20006%
Senior Prepayment Percentage Original	100.00000%
Senior Percentage	94.10292%
Senior Prepayment Percentage	100.00000%
Subordinate Percentages	5.89708%
Subordinate Prepayment Percentage	0.00000%

Principal Distribution Amounts

Senior Principal Distribution Amount	6,477,115.47
Subordinate Principal Distribution Amount	<u>3,570.69</u>
Total Principal Distribution Amount	6,480,686.16

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

Class A
Class A Percentage

Original	Current
755,808,200.00	735,947,329.16
94.200059%	94.054532%

Class M
Class M Percentage

17,250,000.00	17,244,800.07
2.149952%	2.203896%

Class B1
Class B1 Percentage

11,233,000.00	11,229,613.87
1.400024%	1.435152%

Class B2
Class B2 Percentage

6,820,000.00	6,817,944.15
0.850010%	0.871338%

Class B3
Class B3 Percentage

4,814,000.00	4,812,548.84
0.599992%	0.615047%

Class B4
Class B4 Percentage

3,611,000.00	3,609,911.48
0.450057%	0.461349%

Class B5
Class B5 Percentage

2,807,459.00	2,806,612.71
0.349907%	0.358687%



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<u>Issuance Coupon</u>			Number of Items	Percent of Items	Principal Balance	Percent of Balance
< =		5.0	3	0.156	1,179,089.89	0.151
5.0	-	5.3	4	0.208	792,469.88	0.101
5.3	-	5.5	19	0.988	4,405,452.09	0.563
5.5	-	5.8	39	2.027	13,309,496.30	1.701
5.8	-	6.0	128	6.653	43,346,338.99	5.540
6.0	-	6.3	282	14.657	119,018,350.48	15.211
6.3	-	6.5	548	28.482	241,832,033.58	30.906
6.5	-	6.8	388	20.166	155,912,978.17	19.926
6.8	-	7.0	289	15.021	114,898,214.72	14.684
7.0	-	7.3	78	4.054	33,084,335.98	4.228
7.3	-	7.5	66	3.430	27,747,385.38	3.546
7.5	-	7.8	33	1.715	14,877,015.00	1.901
7.8	-	8.0	44	2.287	11,653,410.39	1.489
>		8.0	3	0.156	412,089.61	0.053
Wgt Ave / Total:			1924	100.000	782,468,660.46	100.000

<u>Update Face</u>			Number of Items	Percent of Items	Principal Balance	Percent of Balance
< =		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	0.104	83,720.00	0.011
50,000.00	-	75,000.00	11	0.572	695,281.74	0.089
75,000.00	-	100,000.00	38	1.975	3,423,255.41	0.437
100,000.00	-	125,000.00	69	3.586	7,871,762.14	1.006
125,000.00	-	150,000.00	93	4.834	12,817,479.35	1.638
150,000.00	-	175,000.00	95	4.938	15,443,756.51	1.974
175,000.00	-	200,000.00	127	6.601	23,885,824.25	3.053
200,000.00	-	225,000.00	103	5.353	21,987,076.83	2.810
225,000.00	-	250,000.00	104	5.405	24,628,078.79	3.147
250,000.00	-	275,000.00	85	4.418	22,372,404.66	2.859
275,000.00	-	300,000.00	96	4.990	27,800,374.64	3.553
300,000.00	-	325,000.00	69	3.586	21,588,323.51	2.759



101 Barclay Street, 8 West
New York, NY 10286

Officer: Steven Chrysanthis
212-815-8318
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
325,000.00	-	350,000.00	74	3.846	25,076,957.51	3.205
350,000.00	-	375,000.00	62	3.222	22,485,432.91	2.874
375,000.00	-	400,000.00	85	4.418	33,116,829.68	4.232
400,000.00	-	425,000.00	46	2.391	18,977,037.59	2.425
425,000.00	-	450,000.00	82	4.262	35,928,613.84	4.592
450,000.00	-	475,000.00	65	3.378	30,076,462.08	3.844
475,000.00	-	500,000.00	84	4.366	41,120,915.32	5.255
500,000.00	-	525,000.00	47	2.443	24,112,259.75	3.082
525,000.00	-	550,000.00	56	2.911	30,097,136.46	3.846
550,000.00	-	575,000.00	51	2.651	28,633,790.69	3.659
575,000.00	-	600,000.00	53	2.755	31,247,555.76	3.993
600,000.00	-	625,000.00	38	1.975	23,310,231.00	2.979
625,000.00	-	650,000.00	51	2.651	32,793,383.53	4.191
650,000.00	-	675,000.00	17	0.884	11,328,358.84	1.448
675,000.00	-	700,000.00	27	1.403	18,651,984.95	2.384
700,000.00	-	725,000.00	22	1.143	15,727,182.77	2.010
725,000.00	-	750,000.00	18	0.936	13,308,165.93	1.701
750,000.00	-	775,000.00	13	0.676	9,902,703.74	1.266
775,000.00	-	800,000.00	16	0.832	12,646,950.90	1.616
>		800,000.00	125	6.497	141,329,369.38	18.062
Wgt Ave / Total:			1924	100.000	782,468,660.46	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	-	180	0	0.000	0.00	0.000
180	-	300	0	0.000	0.00	0.000
300	-	360	1924	100.000	782,468,660.46	100.000
>		360	0	0.000	0.00	0.000
Wgt Ave / Total:			1924	100.000	782,468,660.46	100.000