



101 Barclay Street, 4 West
New York, NY 10286

Officer: Matthew Sabino
212-815-6093

Associate: Steven Chrysanthis
212-815-8318

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	130,630,631.23	6.196207	2,113,278.12	674,512.00	2,787,790.12	0.00	128,517,353.12	0.00
A2	02146PAB1	Senior	Var-30/360	57,964,543.38	6.196207	937,721.88	299,300.25	1,237,022.13	0.00	57,026,821.50	0.00
A3	02146PAC9	Senior	Var-30/360	20,955,019.40	6.196207	339,000.00	108,201.36	447,201.36	0.00	20,616,019.40	0.00
A4	02146PAD7	Senior	Var-30/360	229,569,371.41	5.700000	7,866,185.16	1,090,454.51	8,956,639.67	0.00	221,703,186.26	0.00
A4X	02146PAE5	Strip IO	Var-30/360	229,569,371.41	0.496207	0.00	94,928.22	94,928.22	0.00	221,703,186.26	0.00
A5	02146PAF2	Senior	Var-30/360	144,358,000.00	6.196207	0.00	745,393.34	745,393.34	0.00	144,358,000.00	0.00
A6	02146PAG0	Senior	Var-30/360	143,079,000.00	5.970000	0.00	711,818.03	711,818.03	0.00	143,079,000.00	0.00
A6X	02146PAH8	Strip IO	Var-30/360	143,079,000.00	0.226207	0.00	26,971.19	26,971.19	0.00	143,079,000.00	0.00
P	02146PAN5	Prepay Penalties	Fix-30/360	100.00	0.000000	0.00	25,748.00	25,748.00	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	17,243,474.00	6.196207	1,348.45	89,036.77	90,385.22	0.00	17,242,125.55	0.00
B1	02146PAL9	Junior	Var-30/360	11,228,750.34	6.196207	878.09	57,979.72	58,857.81	0.00	11,227,872.25	0.00
B2	02146PAM7	Junior	Var-30/360	6,817,419.87	6.196207	533.12	35,201.79	35,734.91	0.00	6,816,886.74	0.00
B3	02146PAP0	Junior	Var-30/360	4,812,178.77	6.196207	376.31	24,847.71	25,224.03	0.00	4,811,802.46	0.00
B4	02146PAQ8	Junior	Var-30/360	3,609,633.89	6.196207	282.27	18,638.36	18,920.64	0.00	3,609,351.62	0.00
B5	02146PAR6	Junior	Var-30/360	2,806,396.89	6.196207	219.46	14,490.85	14,710.31	0.00	2,806,177.42	0.00
Totals				773,074,519.18		11,259,822.86	4,017,522.10	15,277,344.98	0.00	761,814,696.32	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	130,630,631.23	2,113,278.12	2,113,278.12	0.00	128,517,353.12	0.91798109368
A2	02146PAB1	62,122,000.00	57,964,543.38	937,721.88	937,721.88	0.00	57,026,821.50	0.91798109368
A3	02146PAC9	22,458,000.00	20,955,019.40	339,000.00	339,000.00	0.00	20,616,019.40	0.91798109368
A4	02146PAD7	243,791,000.00	229,569,371.41	7,866,185.16	7,866,185.16	0.00	221,703,186.26	0.90939856787
A4X	02146PAE5	243,791,000.00	229,569,371.41	0.00	0.00	0.00	221,703,186.26	0.90939856787
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	17,243,474.00	1,348.45	1,348.45	0.00	17,242,125.55	0.99954351031
B1	02146PAL9	11,233,000.00	11,228,750.34	878.09	878.09	0.00	11,227,872.25	0.99954351031
B2	02146PAM7	6,820,000.00	6,817,419.87	533.12	533.12	0.00	6,816,886.74	0.99954351031
B3	02146PAP0	4,814,000.00	4,812,178.77	376.31	376.31	0.00	4,811,802.46	0.99954351031
B4	02146PAQ8	3,611,000.00	3,609,633.89	282.27	282.27	0.00	3,609,351.62	0.99954351031
B5	02146PAR6	2,807,459.00	2,806,396.89	219.46	219.46	0.00	2,806,177.42	0.99954351031
Totals		802,343,659.00	773,074,519.18	11,259,822.86	11,259,822.86	0.00	761,814,696.32	



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Interest Distribution Detail

Class	Beginning Certificate Balance	Pass Through Rate (%)	Effective Coupon (%)	Current Interest	Deferred Interest	Total Interest Due	Net Interest Shortfall	Interest Paid	Yield Supplemental Paid	Yield Supplemental After Distr
A1	130,630,631.23	6.196207	6.196207	674,512.00	0.00	674,512.00	0.00	674,512.00	0.00	0.00
A2	57,964,543.38	6.196207	6.196207	299,300.25	0.00	299,300.25	0.00	299,300.25	0.00	0.00
A3	20,955,019.40	6.196207	6.196207	108,201.36	0.00	108,201.36	0.00	108,201.36	0.00	0.00
A4	229,569,371.41	5.700000	5.700000	1,090,454.51	0.00	1,090,454.51	0.00	1,090,454.51	0.00	0.00
A4X	229,569,371.41	0.496207	0.496207	94,928.22	0.00	94,928.22	0.00	94,928.22	0.00	0.00
A5	144,358,000.00	6.196207	6.196207	745,393.34	0.00	745,393.34	0.00	745,393.34	0.00	0.00
A6	143,079,000.00	5.970000	5.970000	711,818.03	0.00	711,818.03	0.00	711,818.03	0.00	0.00
A6X	143,079,000.00	0.226207	0.226207	26,971.19	0.00	26,971.19	0.00	26,971.19	0.00	0.00
P	100.00	0.000000	308976.000000	0.00	0.00	0.00	0.00	25,748.00	0.00	0.00
AR	0.00	0.000000	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
M	17,243,474.00	6.196207	6.196207	89,036.77	0.00	89,036.77	0.00	89,036.77	0.00	0.00
B1	11,228,750.34	6.196207	6.196207	57,979.72	0.00	57,979.72	0.00	57,979.72	0.00	0.00
B2	6,817,419.87	6.196207	6.196207	35,201.79	0.00	35,201.79	0.00	35,201.79	0.00	0.00
B3	4,812,178.77	6.196207	6.196207	24,847.71	0.00	24,847.71	0.00	24,847.71	0.00	0.00
B4	3,609,633.89	6.196207	6.196207	18,638.36	0.00	18,638.36	0.00	18,638.36	0.00	0.00
B5	2,806,396.89	6.196207	6.196207	14,490.85	0.00	14,490.85	0.00	14,490.85	0.00	0.00
Totals	773,074,519.18			3,991,774.10	0.00	3,991,774.10	0.00	4,017,522.10	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	933.075937387	15.094843708	4.817942840	917.981093679	6.196207
A2	02146PAB1	62,122,000.00	933.075937387	15.094843708	4.817942840	917.981093679	6.196207
A3	02146PAC9	22,458,000.00	933.075937387	15.094843708	4.817942840	917.981093679	6.196207
A4	02146PAD7	243,791,000.00	941.664669388	32.266101520	4.472907180	909.398567868	5.700000
A4X	02146PAE5	243,791,000.00	941.664669388	0.000000000	0.389383626	909.398567868	0.496207
A5	02146PAF2	144,358,000.00	1,000.000000000	0.000000000	5.163505612	1,000.000000000	6.196207
A6	02146PAG0	143,079,000.00	1,000.000000000	0.000000000	4.975000000	1,000.000000000	5.970000
A6X	02146PAH8	143,079,000.00	1,000.000000000	0.000000000	0.188505612	1,000.000000000	0.226207
P	02146PAN5	100.00	1,000.000000000	0.000000000	257,480.000000000	1,000.000000000	0.000000
AR	02146PAJ4	100.00	0.000000000	0.000000000	0.009294352	0.000000000	0.000000
M	02146PAK1	17,250,000.00	999.621681112	0.078170804	5.161552161	999.543510308	6.196207
B1	02146PAL9	11,233,000.00	999.621681112	0.078170804	5.161552161	999.543510308	6.196207
B2	02146PAM7	6,820,000.00	999.621681112	0.078170804	5.161552161	999.543510308	6.196207
B3	02146PAP0	4,814,000.00	999.621681112	0.078170804	5.161552161	999.543510308	6.196207
B4	02146PAQ8	3,611,000.00	999.621681112	0.078170804	5.161552161	999.543510308	6.196207
B5	02146PAR6	2,807,459.00	999.621681112	0.078170804	5.161552161	999.543510308	6.196207
Totals		802,343,659.00	963.520444772	14.033665916	5.007233565	949.486778857	



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Pool Level Data		
Distribution Date		12/26/06
Cut-off Date		06/01/06
Record Date		11/30/06
Determination Date		12/22/06
LIBOR Determination Date		11/22/06
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 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		1,904
Loans Paid Off or otherwise removed pursuant to the PSA		<u>21</u>
Ending Aggregate Loan Count		1,883
Beginning Pool Stated Principal Balance	773,074,419.37	
Scheduled Principal	60,454.72	
Unscheduled Principal	11,199,368.15	
Realized Principal Losses	<u>0.00</u>	
Ending Pool Stated Principal Balance	761,814,596.50	
Beginning Weighted Average Mortgage Rate	6.58226%	
Beginning Weighted Average Net Mortgage Rate	6.19621%	
Ending Weighted Average Mortgage Rate	6.57821%	
Ending Weighted Average Net Mortgage Rate	6.19213%	
Beginning Weighted Average Remaining Term to Maturity	355	
Ending Weighted Average Remaining Term to Maturity	354	



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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	33	1.75252%	11,756,571.37	1.54323%	6	0.31864%	3,104,901.00	0.40757%	1	0.05311%	364,000.00	0.04778%

	Foreclosure				Bankruptcy				REO			
	Loan Count	Loan Count %	Balance	Balance %	Loan Count	Loan Count %	Balance	Balance %	Loan Count	Loan Count %	Balance	Balance %
Group 1	1	0.05311%	276,000.00	0.03623%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%

60+ Delinquency, Foreclosure, Bankruptcy & REO Totals

Current	3,744,901.00
One-Month Prior	872,707.83
Two-Month Prior	276,000.00
Three-Month Prior	531,550.00
Four-Month Prior	0.00
Five-Month Prior	0.00
Delinquency Average	904,193.14
Passing Delinquency Stepdown Requirement	YES



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Available Funds	
Interest	
Scheduled Interest	4,237,233.53
Plus: Capitalized Interest	0.00
Less: Master Servicer Fee	238,341.51
Less: Trustee Fee	5,798.06
Less: Mortgage Loan Premiums	<u>1,319.86</u>
Total Interest Available	3,991,774.10
Principal	
Scheduled Principal	60,454.72
Paid in Full Principal	10,779,467.28
Curtailment Principal	419,900.87
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>11,259,822.87</u>
Total Available Funds	15,251,596.97



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Certificate Account		
	Beginning Balance	0.00
Deposits	Available Funds	15,251,596.97
	Trustee Fee	5,798.06
	Prepayment Charges	25,748.00
	Other Deposits required by the PSA	0.00
	Total Deposits	15,283,143.03
Withdrawals	Available Funds, to the Distribution Account	15,251,596.97
	Trustee Fee	5,798.06
	Prepayment Charges	25,748.00
	Total Withdrawals	<u>15,283,143.03</u>
	Ending Balance	0.00

Distribution Account		
	Beginning Balance	0.00
Deposits	Available Funds	15,251,596.97
	Other Deposits Required by the PSA	0.00
	Prepayment Charges	25,748.00
	Total Deposits	<u>15,277,344.97</u>
Withdrawals	Payments of Principal & Interest to the Classes	<u>15,277,344.97</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

	<div style="display: flex; justify-content: space-between;"> Deposits Beginning Principal Reserve Balance </div>	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	241,585.76
Net Master Servicing Fee	238,341.51
Trustee Fee	5,798.06
Lpmi	1,319.86
Total Net Loan Fees	245,459.43

Servicer Advances

Principal Advances	1,230.90
Interest Advances	88,520.57
Reimbursement for Principal & Interest Advances	0.00
Reimbursement for Nonrecoverable Advances	0.00
Total Advances	89,751.47



The BANK
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Mortgage Prepayment Details	
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Prepayment Charges	25,748.00
Principal Balance of Loans Paid in Full	10,779,467.28
Prepayment Interest Excess	0.00
Prepayment Interest Shortfall	3,244.25
Compensating Interest	3,244.25
Non-Supported Prepayment Interest Shortfall	-0.00
CPR %	16.06494%
SMM %	1.44879%

Net Interest Shortfalls	
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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	773,074,419.37
Non-PO Scheduled Principal	60,454.72
Non-PO Prepayments & Recoveries	11,199,368.15
Non-PO Liquidation Principal	0.00
Non-PO Principal Loss	<u>0.00</u>
Ending Non-PO Balance	761,814,596.50



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Principal Distribution Amounts

Senior and Subordinate Percentages

Senior Percentage Original	94.20006%
Senior Prepayment Percentage Original	100.00000%
Senior Percentage	93.98275%
Senior Prepayment Percentage	100.00000%
Subordinate Percentages	6.01725%
Subordinate Prepayment Percentage	0.00000%

Principal Distribution Amounts

Senior Principal Distribution Amount	11,256,185.16
Subordinate Principal Distribution Amount	<u>3,637.71</u>
Total Principal Distribution Amount	11,259,822.87

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>Loan ID</u>	<u>Liquidation Balance</u>	<u>Liquidation Proceeds</u>	<u>Realized Loss</u>	<u>Date</u>
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Group 1

N/A



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Credit Enhancements

Subordination

Credit Support

Class A
Class A Percentage

<u>Original</u>	<u>Current</u>
755,808,200.00	715,300,480.28
94.200059%	93.894287%

Class M
Class M Percentage

17,250,000.00	17,242,125.55
2.149952%	2.263297%

Class B1
Class B1 Percentage

11,233,000.00	11,227,872.25
1.400024%	1.473832%

Class B2
Class B2 Percentage

6,820,000.00	6,816,886.74
0.850010%	0.894822%

Class B3
Class B3 Percentage

4,814,000.00	4,811,802.46
0.599992%	0.631624%

Class B4
Class B4 Percentage

3,611,000.00	3,609,351.62
0.450057%	0.473783%

Class B5
Class B5 Percentage

2,807,459.00	2,806,177.42
0.349907%	0.368354%



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Issuance Coupon			Number of Items	Percent of Items	Principal Balance	Percent of Balance
<=		5.0	3	0.159	1,174,557.15	0.154
5.0	-	5.3	4	0.212	792,469.88	0.104
5.3	-	5.5	19	1.009	4,402,288.21	0.578
5.5	-	5.8	38	2.018	12,954,713.97	1.701
5.8	-	6.0	126	6.691	42,837,843.04	5.623
6.0	-	6.3	279	14.817	117,018,264.40	15.360
6.3	-	6.5	542	28.784	238,959,083.65	31.367
6.5	-	6.8	378	20.074	151,254,125.71	19.854
6.8	-	7.0	281	14.923	110,925,737.98	14.561
7.0	-	7.3	74	3.930	31,147,257.15	4.089
7.3	-	7.5	64	3.399	26,912,075.24	3.533
7.5	-	7.8	31	1.646	12,601,743.41	1.654
7.8	-	8.0	41	2.177	10,422,360.01	1.368
>		8.0	3	0.159	412,076.70	0.054
Wgt Ave / Total:			1883	100.000	761,814,596.50	100.000

Update Face			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	3	0.159	121,755.84	0.016
50,000.00	-	75,000.00	9	0.478	584,549.19	0.077
75,000.00	-	100,000.00	37	1.965	3,345,468.55	0.439
100,000.00	-	125,000.00	69	3.664	7,868,974.47	1.033
125,000.00	-	150,000.00	92	4.886	12,682,247.02	1.665
150,000.00	-	175,000.00	96	5.098	15,621,163.35	2.051
175,000.00	-	200,000.00	124	6.585	23,353,759.78	3.066
200,000.00	-	225,000.00	102	5.417	21,754,781.04	2.856
225,000.00	-	250,000.00	101	5.364	23,906,742.27	3.138
250,000.00	-	275,000.00	83	4.408	21,837,637.01	2.867
275,000.00	-	300,000.00	93	4.939	26,923,451.61	3.534
300,000.00	-	325,000.00	68	3.611	21,275,547.00	2.793
325,000.00	-	350,000.00	72	3.824	24,383,352.57	3.201
350,000.00	-	375,000.00	60	3.186	21,741,960.90	2.854
375,000.00	-	400,000.00	82	4.355	31,945,373.60	4.193
400,000.00	-	425,000.00	45	2.390	18,566,014.56	2.437
425,000.00	-	450,000.00	82	4.355	35,913,237.06	4.714
450,000.00	-	475,000.00	67	3.558	31,011,138.51	4.071
475,000.00	-	500,000.00	81	4.302	39,659,644.91	5.206
500,000.00	-	525,000.00	46	2.443	23,600,045.71	3.098
525,000.00	-	550,000.00	55	2.921	29,560,339.27	3.880
550,000.00	-	575,000.00	50	2.655	28,079,275.07	3.686
575,000.00	-	600,000.00	52	2.762	30,673,415.25	4.026
600,000.00	-	625,000.00	36	1.912	22,092,741.59	2.900
625,000.00	-	650,000.00	50	2.655	32,132,573.05	4.218



101 Barclay Street, 4 West
New York, NY 10286

Officer: Matthew Sabino
212-815-6093

Associate: Steven Chrysanthis
212-815-8318

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

Update Face			Number of Items	Percent of Items	Principal Balance	Percent of Balance
650,000.00	-	675,000.00	18	0.956	11,999,648.37	1.575
675,000.00	-	700,000.00	27	1.434	18,667,785.86	2.450
700,000.00	-	725,000.00	21	1.115	15,036,697.28	1.974
725,000.00	-	750,000.00	17	0.903	12,578,969.49	1.651
750,000.00	-	775,000.00	11	0.584	8,376,276.41	1.100
775,000.00	-	800,000.00	16	0.850	12,635,051.96	1.659
>		800,000.00	118	6.267	133,884,977.95	17.574
Wgt Ave / Total:			1883	100.000	761,814,596.50	100.000

Update Term			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	1883	100.000	761,814,596.50	100.000
>		360	0	0.000	0.00	0.000
Wgt Ave / Total:			1883	100.000	761,814,596.50	100.000