

RESIDENTIAL FUNDING MORTGAGE SECURITIES II, INC.
HOME EQUITY LOAN TRUST 2006-HSA4
RESIDENTIAL FUNDING CORPORATION - MASTER SERVICER
STATEMENT TO CERTIFICATEHOLDERS

DISTRIBUTION SUMMARY

CLASS	CUSIP	ORIGINAL FACE VALUE	PRINCIPAL BALANCE BEFORE DISTRIBUTION	CURRENT PASS-THROUGH RATE	PRINCIPAL DISTRIBUTION	INTEREST DISTRIBUTION	TOTAL DISTRIBUTION	*DEFERRED INTEREST	PRINCIPAL LOSS	ADDITIONAL BALANCE	REMAINING PRINCIPAL BALANCE
A	43709WAA1	402,118,000.00	360,413,632.92	5.46000 %	16,673,542.12	1,803,870.23	18,477,412.35	0.00	0.00	0.00	343,740,090.80
A-VFN		0.00	0.00	0.00000 %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SB		0.00	904,804.21	0.00000 %	0.00	0.00	0.00	1,080,373.65	0.00	0.00	1,985,177.86

402,118,000.00 361,318,437.13 16,673,542.12 1,803,870.23 18,477,412.35 1,080,373.65 0.00 0.00 345,725,268.66

DISTRIBUTION FACTOR SUMMARY
AMOUNTS PER \$1,000 UNIT

CLASS	PRINCIPAL BALANCE BEFORE DISTRIBUTION	PRINCIPAL DISTRIBUTION	INTEREST DISTRIBUTION	ADDITIONAL BALANCE	TOTAL DISTRIBUTION	DEFERRED INTEREST	PRINCIPAL BALANCE AFTER DISTRIBUTION	DETERMINATION DATE	20-November-2006
A	896.288236	38.777594	4.485923	0.000000	43.263517	0.000000	854.823934	PAYMENT DATE	27-November-2006

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INTEREST DISTRIBUTION SUMMARY

CLASS	RECORD DATE	ACCRUAL DATES	INTEREST ACCRUAL METHODOLOGY	ACCRUED CERTIFICATE INTEREST	PREPAYMENT INTEREST SHORTFALL ALLOCATED	SERVICEMEMBERS CIVIL RELIEF ACT SHORTFALL ALLOCATED	PRIOR PERIOD SHORTFALLS REPAID	CERTIFICATE INTEREST DISTRIBUTION AMOUNT
A	11/24/2006	10/25/2006-11/26/2006	Actual/360	1,803,870.23	0.00	0.00	0.00	1,803,870.23
A-VFN	10/31/2006	10/01/2006-10/31/2006	30/360	0.00	0.00	0.00	0.00	0.00
SB	10/31/2006	10/01/2006-10/31/2006	30/360	0.00	0.00	0.00	0.00	0.00
DEAL TOTALS				1,803,870.23	0.00	0.00	0.00	1,803,870.23

PREPAYMENT INTEREST SHORTFALL AMOUNTS

BASIS RISK/NET WAC SHORTFALL AMOUNTS

CLASS	CURRENT PERIOD	PRIOR PERIOD UNPAID	PRIOR UNPAID ACCRUED INTEREST	TOTAL PAID	REMAINING UNPAID	CURRENT PERIOD	PRIOR PERIOD UNPAID	PRIOR UNPAID ACCRUED INTEREST	TOTAL PAID	REMAINING UNPAID
A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DEAL TOTALS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

INDEX VALUE USED FOR THE CURRENT DISTRIBUTION :

0.00000

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COLLATERAL SUMMARY

POOL/GROUP	• MASTER • SERVICER • FEE AMOUNT	• SUBSERVICER • FEE AMOUNT	• WEIGHTED • AVERAGE • GROSS RATE	• WEIGHTED • AVERAGE • NET RATE	• WEIGHTED • AVERAGE REMAINING • AMORTIZATION TERM	• WEIGHTED • AVERAGE MONTHS • TO MATURITY	• WEIGHTED • AVERAGE REMAINING • DRAW MONTHS	• PERCENTAGE • OF DELINQUENT • LOANS	• ADDITIONAL • DRAW • AMOUNTS
POOL -50340	24,088.07	150,550.06	10.42732430 %	8.80665845 %	0.00	260.76	129.22	2.1508157 %	2,716,454.41
DEAL TOTALS	24,088.07	150,550.06						2.1508157 %	2,716,454.41

POOL/GROUP	• BEGINNING OF PERIOD • COUNT	• AMOUNT	• COUNT	PAYOFFS AMOUNT	• REPURCHASES • COUNT	AMOUNT	• LIQUIDATIONS • COUNT	AMOUNT	• END OF PERIOD • COUNT	AMOUNT	•
POOL (50340)	8,172	361,323,437.13	237	14,074,379.72	2	0.00	0	0.00	7,908	345,725,268.66	
DEAL TOTALS	8,172	361,323,437.13	237	14,074,379.72	2	0.00	0	0.00	7,908	345,725,268.66	

DELINQUENCY SUMMARY

CURRENT				DELINQUENCY									
				30-59 DAYS		60-89 DAYS		90-119 DAYS		120-149 DAYS		150-179 DAYS	
POOL/GROUP	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	
POOL (50340)	7,776	337,289,025.98	73	4,516,001.24	30	2,123,691.16	13	796,220.80	16	1,000,329.48	0	0.00	
DEAL TOTALS	7,776	337,289,025.98	73	4,516,001.24	30	2,123,691.16	13	796,220.80	16	1,000,329.48	0	0.00	
180+ DAYS				FORECLOSURE		REO LOANS		PAID OFF		REPURCHASED		LIQUIDATED	
POOL/GROUP	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	
POOL (50340)	0	0.00	0	0.00	0	0.00	237	14,074,379.72	2	0.00	0	0.00	
DEAL TOTALS	0	0.00	0	0.00	0	0.00	237	14,074,379.72	2	0.00	0	0.00	

Delinquency information appearing on this statement has been derived using the OTS method.

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COLLECTIONS SUMMARY

	POOL (50340)	DEAL TOTALS
(1) INTEREST COLLECTIONS	2,932,299.03	2,932,299.03
(2) PRINCIPAL COLLECTIONS	18,309,622.88	18,309,622.88
(3) ADDITIONAL BALANCE	2,716,454.41	2,716,454.41
(4) NET PRINCIPAL COLLECTIONS	15,593,168.47	15,593,168.47
(5) ADJUSTMENT AMOUNT	0.00	0.00
(6) INSURED PAYMENT AMOUNT	0.00	0.00
(7) TOTAL COLLECTIONS AMOUNT	18,525,467.50	18,525,467.50

ALLOCATION OF PAYMENTS

	POOL (50340)	DEAL TOTALS
(1) TOTAL COLLECTIONS	18,525,467.50	18,525,467.50
(2) INTEREST DISTRIBUTION AMOUNT	1,803,870.23	1,803,870.23
(3) PRINCIPAL COLLECTION DISTRIBUTION AMOUNT	15,593,168.47	15,593,168.47
(4) LIQUIDATION LOSS DISTRIBUTION AMOUNT	0.00	0.00
(5) CREDIT ENHANCEMENT PREMIUM AMOUNT	48,055.15	48,055.15
(6) CREDIT ENHANCEMENT REIMBURSEMENT AMOUNT	0.00	0.00
(7) OVERCOLLATERALIZATION INCREASE AMOUNT	1,080,373.65	1,080,373.65
(8) CREDIT ENHANCEMENT - OTHER AMOUNTS OWED	0.00	0.00
(9) PREPAYMENT INTEREST SHORTFALL	0.00	0.00
(10) BASIS RISK/NET WAC SHORTFALL	0.00	0.00
(11) SERVICEMEMBERS CIVIL RELIEF ACT SHORTFALL	0.00	0.00
(12) REMAINING AMOUNT TO SB CERTIFICATES	0.00	0.00

PREPAYMENT FEE SUMMARY

	POOL (50340)	DEAL TOTALS
(1) PREPAYMENT FEE COLLECTED	0.00	0.00
(2) PREPAYMENT FEE PAID TO SB CERTIFICATES	0.00	0.00

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LIQUIDATION LOSS SUMMARY

CURRENT PERIOD REALIZED LOSSES		DEEMED LIQUIDATIONS	CHARGE-OFFS	BANKRUPTCY	TOTAL LIQUIDATIONS
POOL (50340)	(1) LOSS COUNT	0	0	0	0
	(2) BEGINNING AGGREGATE ACTUAL BALANCE	0.00	0.00	0.00	0.00
	(3) REALIZED LOSS AMOUNT	0.00	0.00	0.00	0.00
DEAL TOTAL	(1) LOSS COUNT	0	0	0	0
	(2) BEGINNING AGGREGATE ACTUAL BALANCE	0.00	0.00	0.00	0.00
	(3) REALIZED LOSS AMOUNT	0.00	0.00	0.00	0.00
CUMULATIVE REALIZED LOSSES		DEEMED LIQUIDATIONS	CHARGE-OFFS	BANKRUPTCY	TOTAL LIQUIDATIONS
POOL (50340)	(1) LOSS COUNT	0	0	0	0
	(2) TOTAL REALIZED LOSS	0.00	0.00	0.00	0.00
DEAL TOTAL	(1) LOSS COUNT	0	0	0	0
	(2) TOTAL REALIZED LOSS	0.00	0.00	0.00	0.00
SUBSEQUENT RECOVERIES		CURRENT PERIOD	CUMULATIVE		
POOL (50340)	(1) SUBSEQUENT RECOVERIES COUNT	0	0		
	(2) SUBSEQUENT PRINCIPAL RECOVERIES	0.00	0.00		
	(3) NET LOSS	0.00	0.00		
	(4) NET LOSS %	0.000000 %	0.000000 %		
DEAL TOTAL	(1) SUBSEQUENT RECOVERIES COUNT	0	0		
	(2) SUBSEQUENT PRINCIPAL RECOVERIES	0.00	0.00		
	(3) NET LOSS	0.00	0.00		
	(4) NET LOSS %	0.000000 %	0.000000 %		

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PERFORMANCE TRIGGER SUMMARY

POOL/GROUP	TRIGGER TEST NAME	TRIGGER TEST DESCRIPTION	TRIGGER TEST RESULT
POOL (50340)	Stepdown Date - Clause (x)	Payment Date >= 2/25/2009	Fail
POOL (50340)	Stepdown Date - Clause (y)	Pool Balance < 50% of Cut-Off Balance	Fail
POOL (50340)	Stepdown Date	Later to occur of Clause (x) and Clause (y)	Stepdown Date has not occurred
POOL (50340)	Trigger Event (i)	Agg. Liq. Loss Amt > 1.50% plus 1/6 of 0.50% * Cut-off Date Bal	Trigger not in effect
POOL (50340)	Trigger Event (ii)	Agg. Liq. Loss Amt > 2.00% plus 1/12 of 0.50% * Cut-off Date Bal	Trigger not in effect
POOL (50340)	Trigger Event (iii)	Agg. Liq. Loss Amt > 2.50% plus 1/12 of 0.50% * Cut-off Date Bal	Trigger not in effect
POOL (50340)	Trigger Event (iv)	Agg. Liq. Loss Amt > 3.00% plus 1/12 of 0.25% * Cut-off Date Bal	Trigger not in effect
POOL (50340)	Trigger Event (v)	Agg. Liq. Loss Amt > 3.50% * Cut-off Date Balance	Trigger not in effect
POOL (50340)	Trigger Event (iv)	Rolling Three Month Delinquency Percentage >= 3.50%	Trigger not in effect

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OVERCOLLATERALIZATION SUMMARY

	PRIOR REQUIRED OVERCOLLATERALIZATION AMOUNT	BEGINNING OVERCOLLATERALIZATION/ UNDERCOLLATERALIZATION AMOUNT	OVERCOLLATERALIZATION INCREASE AMOUNT	OVERCOLLATERALIZATION REDUCTION AMOUNT	ENDING OVERCOLLATERALIZATION/ UNDERCOLLATERALIZATION AMOUNT	CURRENT REQUIRED OVERCOLLATERALIZATION AMOUNT
	6,601,953.13	909,804.21	1,080,373.65	0.00	1,985,177.86	6,601,953.13
DEAL TOTALS	6,601,953.13	909,804.21	1,080,373.65	0.00	1,985,177.86	6,601,953.13

CREDIT ENHANCEMENT SUMMARY

POOL/GROUP	CREDIT ENHANCER	CREDIT ENHANCEMENT PREMIUM AMOUNT	CREDIT ENHANCEMENT DRAW AMOUNT	CREDIT ENHANCEMENT REIMBURSEMENT AMOUNT	CREDIT ENHANCEMENT UNREIMBURSED AMOUNT
POOL (50340)	Financial Security Assurance Inc.	48,055.15	0.00	0.00	0.00
DEAL TOTALS		48,055.15	0.00	0.00	0.00

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REPURCHASE SUMMARY

	•	BREACH OF REPS	•	OPTIONAL REPURCHASE	•	SELLER SERVICER	•	
	•	AND WARRANTIES	•	OF DEFAULTED LOANS	•	REPURCHASES	•	TOTAL
POOL/GROUP	•	COUNT		AMOUNT	•	COUNT		AMOUNT
POOL (50340)		2		0.00		0		0.00
DEAL TOTALS		2		0.00		0		0.00

MISCELLANEOUS INFORMATION SUMMARY

	CURRENT PERIOD	CURRENT PERIOD	CURRENT YEAR	CURRENT YEAR	CUMULATIVE	CUMULATIVE
	SERVICE MEMBERS	LOAN MODIFICATION	LIEN RELEASE	LIEN RELEASE	LIEN RELEASE	LIEN RELEASE
	CIVIL RELIEF ACT	RATE REDUCTION	LOAN COUNT	LOAN AMOUNT	LOAN COUNT	LOAN AMOUNT
	INTEREST SHORTFALL	INTEREST SHORTFALL				
POOL (50340)	0.00	0.00	0	0.00	0	0.00
DEAL TOTALS	0.00	0.00	0	0.00	0	0.00

LIEN RELEASE		
OUTSTANDING PRINCIPAL AMOUNT	CURRENT PERIOD	CURRENT PERIOD
AS A PERCENTAGE OF	ADVANCES	ADVANCES
POOL BALANCE	OUTSTANDING	REIMBURSED

POOL (50340)	0.00000	0.00	0.00
DEAL TOTALS	0.00000	0.00	0.00

Notes:

The servicer may in its reasonable discretion make advances to pay off a first lien mortgage so that upon the servicer's foreclosure of the second mortgage, the property will be acquired free and clear of the first lien. When the sale of the acquired property is completed, such advances will be reimbursed from the sales proceeds.

As of October 2, 2006, the Bank of New York became the Trustee on all transactions on which JP Morgan Chase Bank was the Trustee.

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