

RESIDENTIAL FUNDING MORTGAGE SECURITIES II, INC.
HOME EQUITY LOAN TRUST 2006-HI4
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-1	43718MAA2	117,711,000.00	117,711,000.00	5.43000 %	1,654,818.85	479,378.05	2,134,196.90	0.00	0.00	0.00	116,056,181.15
A-2	43718MAB0	16,628,000.00	16,628,000.00	5.45000 %	0.00	75,518.83	75,518.83	0.00	0.00	0.00	16,628,000.00
A-3	43718MAC8	61,528,000.00	61,528,000.00	5.44000 %	0.00	278,926.93	278,926.93	0.00	0.00	0.00	61,528,000.00
A-4	43718MAD6	76,826,000.00	76,826,000.00	5.72000 %	0.00	366,203.93	366,203.93	0.00	0.00	0.00	76,826,000.00
CERTS		820,055.43	820,055.43	0.00000 %	0.00	0.00	0.00	873,390.44	0.00	0.00	1,693,445.87
		273,513,055.43	273,513,055.43		1,654,818.85	1,200,027.74	2,854,846.59	873,390.44	0.00	0.00	272,731,627.02

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				
A-1	1,000.000000	14.058320	4.072500	0.000000	18.130820	0.000000	985.941680				
A-2	1,000.000000	0.000000	4.541666	0.000000	4.541666	0.000000	1,000.000000				
A-3	1,000.000000	0.000000	4.533333	0.000000	4.533333	0.000000	1,000.000000				
A-4	1,000.000000	0.000000	4.766667	0.000000	4.766667	0.000000	1,000.000000				
								* DEFERRED INTEREST - INCLUDES NON-CASH ALLOCATIONS			
								DETERMINATION DATE			
								20-October-2006			
								PAYMENT DATE			
								25-October-2006			
								RESIDENTIAL FUNDING CORPORATION			
								2255 NORTH ONTARIO STREET, SUITE 400			
								BURBANK, CA 91504-2130			

RESIDENTIAL FUNDING MORTGAGE SECURITIES II, INC.
HOME EQUITY LOAN TRUST 2006-HI4
RESIDENTIAL FUNDING CORPORATION - MASTER SERVICER
STATEMENT TO CERTIFICATEHOLDERS

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-1	10/24/2006	09/28/2006-10/24/2006	Actual/360	479,378.05	0.00	0.00	0.00	479,378.05
A-2	09/29/2006	09/01/2006-09/30/2006	30/360	75,518.83	0.00	0.00	0.00	75,518.83
A-3	09/29/2006	09/01/2006-09/30/2006	30/360	278,926.93	0.00	0.00	0.00	278,926.93
A-4	09/29/2006	09/01/2006-09/30/2006	30/360	366,203.93	0.00	0.00	0.00	366,203.93
CERTS	09/29/2006	09/01/2006-09/30/2006	30/360	0.00	0.00	0.00	0.00	0.00
DEAL TOTALS				1,200,027.74	0.00	0.00	0.00	1,200,027.74

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-1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-4	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 : LIBOR - 1 MONTH 5.33000

RESIDENTIAL FUNDING MORTGAGE SECURITIES II, INC.
HOME EQUITY LOAN TRUST 2006-HI4
RESIDENTIAL FUNDING CORPORATION - MASTER SERVICER
STATEMENT TO CERTIFICATEHOLDERS

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 -70002	18,233.75	113,963.94	12.34744549 %	12.34744549 %	257.59	240.49	0.00	0.0701362 %	0.00
DEAL TOTALS	18,233.75	113,963.94						0.0701362 %	0.00

POOL/GROUP	BEGINNING OF PERIOD		COUNT	PAYOFFS AMOUNT	REPURCHASES		LIQUIDATIONS		END OF PERIOD		
	COUNT	AMOUNT			COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	
POOL (70002)	0	0.00	9	276,237.96	0	0.00	0	0.00	5,504	272,731,627.02	
DEAL TOTALS	0	0.00	9	276,237.96	0	0.00	0	0.00	5,504	272,731,627.02	

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 (70002)	5,432	269,264,755.55	5	191,283.57	0	0.00	0	0.00	0	0.00	0	0.00
DEAL TOTALS	5,432	269,264,755.55	5	191,283.57	0	0.00	0	0.00	0	0.00	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 (70002)	0	0.00		0	0.00	0	0.00	9	276,237.96	0	0.00	0	0.00
DEAL TOTALS	0	0.00		0	0.00	0	0.00	9	276,237.96	0	0.00	0	0.00

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

RESIDENTIAL FUNDING MORTGAGE SECURITIES II, INC.
HOME EQUITY LOAN TRUST 2006-HI4
RESIDENTIAL FUNDING CORPORATION - MASTER SERVICER
STATEMENT TO CERTIFICATEHOLDERS

COLLECTIONS SUMMARY

	POOL (70002)	DEAL TOTALS
(1) INTEREST COLLECTIONS	2,133,751.51	2,133,751.51
(2) PRINCIPAL COLLECTIONS	781,428.41	781,428.41
(3) ADDITIONAL BALANCE	0.00	0.00
(4) NET PRINCIPAL COLLECTIONS	781,428.41	781,428.41
(5) ADJUSTMENT AMOUNT	0.00	0.00
(6) INSURED PAYMENT AMOUNT	0.00	0.00
(7) TOTAL COLLECTIONS AMOUNT	2,915,179.92	2,915,179.92

ALLOCATION OF PAYMENTS

	POOL (70002)	DEAL TOTALS
(1) TOTAL COLLECTIONS	2,915,179.92	2,915,179.92
(2) INTEREST DISTRIBUTION AMOUNT	1,200,027.74	1,200,027.74
(3) PRINCIPAL COLLECTION DISTRIBUTION AMOUNT	781,428.41	781,428.41
(4) LIQUIDATION LOSS DISTRIBUTION AMOUNT	0.00	0.00
(5) RESERVE INCREASE AMOUNT	873,390.44	873,390.44
(6) INDENTURE TRUSTEE - UNPAID AMOUNTS OWED	0.00	0.00
(7) REMAINING AMOUNT TO SB CERTIFICATES	0.00	0.00

PREPAYMENT FEE SUMMARY

	POOL (70002)	DEAL TOTALS
(1) PREPAYMENT FEE COLLECTED	1,597.90	1,597.90
(2) PREPAYMENT FEE PAID TO SB CERTIFICATES	1,597.90	1,597.90

RESIDENTIAL FUNDING MORTGAGE SECURITIES II, INC.
HOME EQUITY LOAN TRUST 2006-HI4
RESIDENTIAL FUNDING CORPORATION - MASTER SERVICER
STATEMENT TO CERTIFICATEHOLDERS

LIQUIDATION LOSS SUMMARY

CURRENT PERIOD REALIZED LOSSES		DEEMED LIQUIDATIONS	CHARGE-OFFS	BANKRUPTCY	TOTAL LIQUIDATIONS
POOL (70002)	(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 (70002)	(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 (70002)	(1) SUBSEQUENT RECOVERIES COUNT	0	0		
	(2) SUBSEQUENT PRINCIPAL RECOVERIES	0.00	0.00		
	(3) NET LOSS	0.00	0.00		
	(4) NET LOSS %	***.***** %	***.***** %		
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 %	***.***** %	***.***** %		

RESIDENTIAL FUNDING MORTGAGE SECURITIES II, INC.
HOME EQUITY LOAN TRUST 2006-HI4
RESIDENTIAL FUNDING CORPORATION - MASTER SERVICER
STATEMENT TO CERTIFICATEHOLDERS

PERFORMANCE TRIGGER SUMMARY

POOL/GROUP	TRIGGER TEST NAME	TRIGGER TEST DESCRIPTION	TRIGGER TEST RESULT
POOL (70002)	Stepdown Date (x)	Payment Date >= 4/25/2009	Fail
POOL (70002)	Stepdown Date (y)	Pool Balance < 50% of Cut-Off Balance	Fail
POOL (70002)	Stepdown Date	Later to occur of Clause (x) and Clause (y)	Stepdown Date has not occurred
POOL (70002)	Trigger Event (i)	Aggregate Liq. Loss Amount > Predetermined % * Cut-off Date Balance	Trigger not in effect
POOL (70002)	Trigger Event (ii)	6-Month Avg. Liq. Loss Amount > 50% * 6-Month Avg. Excess Spread	Trigger not in effect

RESIDENTIAL FUNDING MORTGAGE SECURITIES II, INC.
HOME EQUITY LOAN TRUST 2006-HI4
RESIDENTIAL FUNDING CORPORATION - MASTER SERVICER
STATEMENT TO CERTIFICATEHOLDERS

OVERCOLLATERALIZATION SUMMARY

	PRIOR REQUIRED OVERCOLLATERALIZATION AMOUNT	BEGINNING OVERCOLLATERALIZATION/ UNDERCOLLATERALIZATION AMOUNT	OVERCOLLATERALIZATION INCREASE AMOUNT	OVERCOLLATERALIZATION REDUCTION AMOUNT	ENDING OVERCOLLATERALIZATION/ UNDERCOLLATERALIZATION AMOUNT	CURRENT REQUIRED OVERCOLLATERALIZATION AMOUNT
	0.00	820,055.43	873,390.44	0.00	1,693,445.87	16,000,513.75
DEAL TOTALS	0.00	820,055.43	873,390.44	0.00	1,693,445.87	16,000,513.75

CREDIT ENHANCEMENT SUMMARY

POOL/GROUP	CREDIT ENHANCER	CREDIT ENHANCEMENT PREMIUM AMOUNT	CREDIT ENHANCEMENT DRAW AMOUNT	CREDIT ENHANCEMENT REIMBURSEMENT AMOUNT	CREDIT ENHANCEMENT UNREIMBURSED AMOUNT
POOL (70002)	Financial Guaranty Insurance Company	60,333.33	0.00	0.00	0.00
DEAL TOTALS		60,333.33	0.00	0.00	0.00

RESIDENTIAL FUNDING MORTGAGE SECURITIES II, INC.
HOME EQUITY LOAN TRUST 2006-HI4
RESIDENTIAL FUNDING CORPORATION - MASTER SERVICER
STATEMENT TO CERTIFICATEHOLDERS

REPURCHASE SUMMARY

POOL/GROUP	BREACH OF REPS AND WARRANTIES		OPTIONAL REPURCHASE OF DEFAULTED LOANS		SELLER SERVICER REPURCHASES		TOTAL	
	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT
POOL (70002)	0	0.00	0	0.00	0	0.00	0	0.00
DEAL TOTALS	0	0.00	0	0.00	0	0.00	0	0.00

MISCELLANEOUS INFORMATION SUMMARY

	CURRENT PERIOD SERVICE MEMBERS CIVIL RELIEF ACT INTEREST SHORTFALL	CURRENT PERIOD LOAN MODIFICATION RATE REDUCTION INTEREST SHORTFALL	CURRENT YEAR LIEN RELEASE LOAN COUNT	CURRENT YEAR LIEN RELEASE LOAN AMOUNT	CUMULATIVE LIEN RELEASE LOAN COUNT	CUMULATIVE LIEN RELEASE LOAN AMOUNT
POOL (70002)	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 AS A PERCENTAGE OF POOL BALANCE	CURRENT PERIOD ADVANCES OUTSTANDING	CURRENT PERIOD ADVANCES REIMBURSED
POOL (70002)	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.

•