

**SACO I Trust
Mortgage-Backed Certificates
Series 2006-10**

Distribution Date: 26-Dec-06

ABN AMRO Acct : 724195.1

| | | | |
|---|--|--------------|---|
| Payment Date: 26-Dec-06 | Content: | Pages | Contact Information: |
| Prior Payment: 27-Nov-06 | Statement to Certificate Holders | 2-3 | Analyst: Brian Scheff 714.259.6278 brian.scheff@abnamro.com |
| Next Payment: 25-Jan-07 | Statement to Certificate Holders (Factors) | 4-5 | Administrator: Hans Gehrke 312.992.4855 hans.gehrke@abnamro.com |
| Record Date: 22-Dec-06 | Pool/Non-Pool Funds Cash Reconciliation | 6 | LaSalle Website: www.etrustee.net |
| Distribution Count: 2 | Pool Detail and Performance Indicators | 7 | Outside Parties To The Transaction |
| Closing Date: 30-Oct-06 | Bond Interest Reconciliation Part I | 8 | Depositor: Bear, Stearns & Co., Inc. |
| First Pay. Date: 27-Nov-06 | Bond Interest Reconciliation Part II | 9 | Master Servicer: ABN AMRO LaSalle Bank N.A. |
| Rated Final Payment Date: 27-Oct-06 | Bond Principal Reconciliation | 10 | Rating Agency: Moody's Investors Service, Inc./Standard & Poor's Ratings Services |
| Determination Date: 15-Dec-06 | Rating Information | 11 | Seller: EMC Mortgage Corporation |
| Delinq Method: OTS | End of Month Balance Reporting | 12 | Trustee: Citibank Agency & Trust /ABN AMRO LaSalle Bank N.A. |
| | 15 Month Loan Status Summary Part I | 13 | Underwriter: Bear, Stearns & Co., Inc. |
| | 15 Month Loan Status Summary Part II | 14 | |
| | 15 Month Historical Payoff Summary | 15 | |
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| | Modified Loan Detail | 27 | |

SACO I Trust
Mortgage-Backed Certificates
Series 2006-10

Distribution Date: 26-Dec-06
Bond Payments

| Class | CUSIP | Original Face Value (1) | Beginning Certificate Balance | Principal Payment | Principal Adjustment or Loss | Deferred Interest | Ending Certificate Balance | Interest Payment (2) | Interest Adjustment | Pass-Through Rate |
|-------------------|-----------|----------------------------|----------------------------------|-------------------|---------------------------------|-------------------|-------------------------------|----------------------|------------------------|----------------------|
| A | 785812AA6 | 212,668,000.00 | 206,751,928.79 | 6,990,616.28 | 0.00 | 0.00 | 199,761,312.51 | 911,029.40 | 0.00 | 5.4700000000% |
| M-1 | 785812AB4 | 15,825,000.00 | 15,825,000.00 | 0.00 | 0.00 | 0.00 | 15,825,000.00 | 72,280.69 | 0.00 | 5.6700000000% |
| M-2 | 785812AC2 | 15,524,000.00 | 15,524,000.00 | 0.00 | 0.00 | 0.00 | 15,524,000.00 | 71,531.14 | 0.00 | 5.7200000000% |
| M-3 | 785812AD0 | 5,577,000.00 | 5,577,000.00 | 0.00 | 0.00 | 0.00 | 5,577,000.00 | 25,832.35 | 0.00 | 5.7500000000% |
| M-4 | 785812AE8 | 6,330,000.00 | 6,330,000.00 | 0.00 | 0.00 | 0.00 | 6,330,000.00 | 30,034.09 | 0.00 | 5.8900000000% |
| M-5 | 785812AF5 | 5,276,000.00 | 5,276,000.00 | 0.00 | 0.00 | 0.00 | 5,276,000.00 | 25,160.66 | 0.00 | 5.9200000000% |
| M-6 | 785812AG3 | 2,864,000.00 | 2,864,000.00 | 0.00 | 0.00 | 0.00 | 2,864,000.00 | 13,888.81 | 0.00 | 6.0200000000% |
| B-1 | 785812AH1 | 7,837,000.00 | 7,837,000.00 | 0.00 | 0.00 | 0.00 | 7,837,000.00 | 47,087.31 | 0.00 | 7.2100000000% |
| B-2 | 785812AJ7 | 4,522,000.00 | 4,522,000.00 | 0.00 | 0.00 | 0.00 | 4,522,000.00 | 29,995.93 | 0.00 | 7.9600000000% |
| B-3 | 785812AK4 | 4,220,000.00 | 4,220,000.00 | 0.00 | 0.00 | 0.00 | 4,220,000.00 | 29,891.67 | 0.00 | 8.5000000000% |
| B-4 | 785812AL2 | 6,631,000.00 | 6,631,000.00 | 0.00 | 0.00 | 0.00 | 6,631,000.00 | 52,495.42 | 0.00 | 9.5000000000% |
| C | 785812AS7 | 301,443,943.04 N | 295,525,794.11 | 0.00 | 0.00 | 0.00 | 288,535,177.83 | 1,406,474.19 | 7,457.05 | N/A |
| R-1 | 785812AM0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | N/A |
| R-2 | 785812AN8 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | N/A |
| R-3 | 785812AP3 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | N/A |
| RX | 785812AQ1 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | N/A |
| Total | | 287,274,000.00 | 281,357,928.79 | 6,990,616.28 | 0.00 | 0.00 | 274,367,312.51 | 2,715,701.66 | 7,457.05 | |
| Total P&I Payment | | | | | | | | 9,706,317.94 | | |

(1) N denotes notional balance not included in total (2) Accrued Interest plus/minus Interest Adjustment minus Deferred Interest equals Interest Payment



**SACO I Trust
Mortgage-Backed Certificates
Series 2006-10**

***Distribution Date: 26-Dec-06
CLASS X***

| Class | CUSIP | Original Face Value (1) | Beginning Certificate Balance | Principal Payment | Principal Adjustment or Loss | Deferred Interest | Ending Certificate Balance | Interest Payment (2) | Interest Adjustment | Pass-Through Rate |
|-------------------|-----------|----------------------------|----------------------------------|-------------------|---------------------------------|-------------------|-------------------------------|----------------------|------------------------|----------------------|
| X | 785812AR9 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | N/A |
| Total | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total P&I Payment | | | | | | | | 0.00 | | |

(1) N denotes notional balance not included in total (2) Accrued Interest plus/minus Interest Adjustment minus Deferred Interest equals Interest Payment



**SACO I Trust
Mortgage-Backed Certificates
Series 2006-10**

**Distribution Date: 26-Dec-06
Statement to Certificate Holders (FACTORS)
Bond Payments**

| Class | CUSIP | Original Face Value | Beginning Certificate Balance * | Principal Payment * | Principal Adjustment or Loss | Deferred Interest * | Ending Certificate Balance * | Interest Payment * | Interest Adjustment* | Next Rate ** |
|-------|-----------|---------------------|---------------------------------|---------------------|------------------------------|---------------------|------------------------------|--------------------|----------------------|--------------|
| A | 785812AA6 | 212,668,000.00 | 972.181657748 | 32.871030338 | 0.000000000 | 0.000000000 | 939.310627410 | 4.283810446 | 0.000000000 | 5.68333000% |
| M-1 | 785812AB4 | 15,825,000.00 | 1000.000000000 | 0.000000000 | 0.000000000 | 0.000000000 | 1000.000000000 | 4.567500158 | 0.000000000 | 5.89000000% |
| M-2 | 785812AC2 | 15,524,000.00 | 1000.000000000 | 0.000000000 | 0.000000000 | 0.000000000 | 1000.000000000 | 4.607777635 | 0.000000000 | 5.94167000% |
| M-3 | 785812AD0 | 5,577,000.00 | 1000.000000000 | 0.000000000 | 0.000000000 | 0.000000000 | 1000.000000000 | 4.631943697 | 0.000000000 | 5.97267000% |
| M-4 | 785812AE8 | 6,330,000.00 | 1000.000000000 | 0.000000000 | 0.000000000 | 0.000000000 | 1000.000000000 | 4.744721959 | 0.000000000 | 6.11733000% |
| M-5 | 785812AF5 | 5,276,000.00 | 1000.000000000 | 0.000000000 | 0.000000000 | 0.000000000 | 1000.000000000 | 4.768889310 | 0.000000000 | 6.14833000% |
| M-6 | 785812AG3 | 2,864,000.00 | 1000.000000000 | 0.000000000 | 0.000000000 | 0.000000000 | 1000.000000000 | 4.849444832 | 0.000000000 | 6.25167000% |
| B-1 | 785812AH1 | 7,837,000.00 | 1000.000000000 | 0.000000000 | 0.000000000 | 0.000000000 | 1000.000000000 | 6.008333546 | 0.000000000 | 7.21000000% |
| B-2 | 785812AJ7 | 4,522,000.00 | 1000.000000000 | 0.000000000 | 0.000000000 | 0.000000000 | 1000.000000000 | 6.633332596 | 0.000000000 | 7.96000000% |
| B-3 | 785812AK4 | 4,220,000.00 | 1000.000000000 | 0.000000000 | 0.000000000 | 0.000000000 | 1000.000000000 | 7.083334123 | 0.000000000 | 8.50000000% |
| B-4 | 785812AL2 | 6,631,000.00 | 1000.000000000 | 0.000000000 | 0.000000000 | 0.000000000 | 1000.000000000 | 7.916667169 | 0.000000000 | 9.50000000% |
| C | 785812AS7 | 301,443,943.04 N | 980.367331749 | 0.000000000 | 0.000000000 | 0.000000000 | 957.176896375 | 4.665790182 | 0.024737767 | N/A |
| R-1 | 785812AM0 | 0.00 | 0.000000000 | 0.000000000 | 0.000000000 | 0.000000000 | 0.000000000 | 0.000000000 | 0.000000000 | N/A |
| R-2 | 785812AN8 | 0.00 | 0.000000000 | 0.000000000 | 0.000000000 | 0.000000000 | 0.000000000 | 0.000000000 | 0.000000000 | N/A |
| R-3 | 785812AP3 | 0.00 | 0.000000000 | 0.000000000 | 0.000000000 | 0.000000000 | 0.000000000 | 0.000000000 | 0.000000000 | N/A |
| RX | 785812AQ1 | 0.00 | 0.000000000 | 0.000000000 | 0.000000000 | 0.000000000 | 0.000000000 | 0.000000000 | 0.000000000 | N/A |

* Per \$1,000 of Original Face Value ** Estimated



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Series 2006-10**

***Distribution Date: 26-Dec-06
Statement to Certificate Holders (FACTORS)
CLASS X***

| Class | CUSIP | Original Face Value | Beginning Certificate Balance * | Principal Payment * | Principal Adjustment or Loss | Deferred Interest * | Ending Certificate Balance * | Interest Payment * | Interest Adjustment* | Next Rate ** |
|-------|-----------|---------------------|---------------------------------|---------------------|------------------------------|---------------------|------------------------------|--------------------|----------------------|--------------|
| X | 785812AR9 | 0.00 | 0.000000000 | 0.000000000 | 0.000000000 | 0.000000000 | 0.000000000 | 0.000000000 | 0.000000000 | N/A |

* Per \$1,000 of Original Face Value ** Estimated



**SACO I Trust
Mortgage-Backed Certificates
Series 2006-10**

***Distribution Date: 26-Dec-06
Cash Reconciliation Summary***

| Pool Source of Funds | | Non-Pool Source of Funds | |
|--|--------------|---|---------------------|
| Interest Summary | | Reserve Fund | |
| Interest Summary | | Beginning Balance | 5,000.00 |
| Scheduled Interest | 2,845,896.66 | Withdrawal from Trust | 0.00 |
| Fees | 131,755.25 | Reimbursement from Waterfall | 0.00 |
| Remittance Interest | 2,714,141.41 | Ending Balance | 5,000.00 |
| Other Interest Proceeds/Shortfalls | | Swap Agreement | |
| Prepayment Penalties | 7,900.62 | Net Swap payment payable to the Swap | |
| Other Interest Loss | 0.00 | Administrator | 0.00 |
| Other Interest Proceeds | 0.00 | Net Swap payment payable to the Swap Provider | 5,896.80 |
| Non-advancing Interest | 0.00 | | |
| Net PPIS/Relief Act Shortfall | 0.00 | Swap Termination payment payable to the Swap | |
| Modification Shortfall | 0.00 | Administrator | 0.00 |
| Other Interest Proceeds/Shortfalls | 7,900.62 | Swap Termination payment payable to the Swap | 0.00 |
| Interest Adjusted | 2,722,042.03 | Provider | |
| Fee Summary | | Servicing Fee Breakdown | |
| Total Servicing Fees | 131,755.25 | EMC | 6,777.51 |
| Total Trustee Fees | 0.00 | GMAC | 116,358.24 |
| LPMI Fees | 0.00 | Master Servicing Fees | 8,619.50 |
| Credit Manager's Fees | 0.00 | | |
| Misc. Fees / Trust Expense | 0.00 | | |
| Insurance Premium | 0.00 | | |
| Total Fees | 131,755.25 | | |
| Advances (Principal & Interest) | | P&I Due Certificate Holders | 9,706,761.51 |
| Prior Month's Outstanding Advances | 2,283,589.81 | | |
| Current Advances | N/A | | |
| Reimbursement of Prior Advances | N/A | | |
| Outstanding Advances | 2,613,133.01 | | |

P&I Advances as of the end of the Due Period do not reflect the amount of advances remitted by the Servicer on the Servicer Remittance Date due to additional proceeds received between the end of the Due Period and the Servicer Remittance Date and netted from the P&I Advances stated as of the end of the Due Period.



SACO I Trust
Mortgage-Backed Certificates
Series 2006-10

Distribution Date: 26-Dec-06
Pool Detail and Performance Indicators Total (All Loans)

| Pool Detail | | | | Performance Indicators | | | | Misc/Additional Information | | | | |
|---------------------------|--|----------------|--------|---|---|---------|-------------|-----------------------------|----------------------|--------|-----------|---------|
| Pool Level Information | | | | Factors Impacting Principal Payment Rules | | | | WA Rates/Life | | | | |
| Historical | | Amount | Count | Delinquency Levels | | Num | Den | % | | Fixed | Adj | Overall |
| Cut-off Pool Balance | | 301,443,943.04 | 5,398 | 3 mo. Rolling Average | | 332,930 | 292,030,486 | 0.11% | WAC - Remit Current | 11.02% | N/A | 11.02% |
| Cum Scheduled Principal | | 211,963.30 | | 6 mo. Rolling Average | | 332,930 | 292,030,486 | 0.11% | WAC - Remit Original | 11.03% | N/A | 11.03% |
| Cum Unscheduled Principal | | 12,696,801.91 | | 12 mo. Rolling Average | | 332,930 | 292,030,486 | 0.11% | WAC - Current | 11.56% | N/A | 11.56% |
| Cum Liquidations | | 0.00 | | Loss Levels | | Amount | Count | | WAC - Original | 11.56% | N/A | 11.56% |
| Cum Repurchases | | 0.00 | | 3 mo. Cum Loss | | 0.00 | 0 | | WAL - Current | 234.91 | N/A | 234.91 |
| | | | | 6 mo. Cum loss | | 0.00 | 0 | | WAL - Original | 236.15 | N/A | 236.15 |
| | | | | 12 mo. Cum Loss | | 0.00 | 0 | | | | | |
| Current | | Amount | Count | % | Triggers | | | | Current Index Rate | | 5.320000% | |
| Beginning Pool | | 295,525,794.11 | 5,306 | 98.04% | | | | | Next Index Rate | | 5.350000% | |
| Scheduled Principal | | 106,015.39 | | 0.04% | | | | | | | | |
| Unscheduled Principal | | 6,884,600.89 | 100 | 2.28% | > Delinquency Trigger Event ⁽²⁾ | | | | | | | |
| Liquidations | | 0.00 | 0 | 0.00% | Delinquency Event Calc ⁽¹⁾ | | 332,929.68 | 292,030,486 | 0.11% | | | |
| Repurchases | | 0.00 | 0 | 0.00% | > Loss Trigger Event? ⁽³⁾ | | | | | | | |
| Ending Pool | | 288,535,177.83 | 5,206 | 95.72% | Cumulative Loss | | | 0 | 0.00% | | | |
| | | | | | > Overall Trigger Event? | | | | | | | |
| Average Loan Balance | | 55,423.58 | | | Step Down Date | | | | | | | |
| Current Loss Detail | | Amount | | | Distribution Count | | 2 | | | | | |
| Liquidation | | 0.00 | | | Current Specified Enhancement % ⁽⁴⁾ | | 30.77% | | | | | |
| Realized Loss | | 0.00 | | | Step Down % ⁽⁵⁾ | | 58.90% | | | | | |
| Realized Loss Adjustment | | 0.00 | | | % of Current Specified Enhancement % ⁽⁶⁾ | | 13.58% | | | | | |
| Net Liquidation | | 0.00 | | | > Step Down Date? | | | | | | | |
| Credit Enhancement | | Amount | % | | Extra Principal | | | | 0.00 | | | |
| Original OC | | 14,169,943.04 | 4.70% | | Cumulative Extra Principal | | | | 0.00 | | | |
| Target OC | | 14,167,865.32 | 4.70% | | OC Release | | | | N/A | | | |
| Beginning OC | | 14,167,865.32 | | | | | | | | | | |
| OC Amount per PSA | | 14,167,865.32 | 4.70% | | | | | | | | | |
| Ending OC | | 14,167,865.32 | | | | | | | | | | |
| Non-Senior Certificates | | 74,606,000.00 | 24.75% | | | | | | | | | |
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Legend: (1) 60 Days+, REO, BK, F/C % (3) Condn: Cum Loss > specified thresholds (5) Defined Benchmark (7) Condn: Distn Cnt > 36, (4) > (5)
(2) (1) > (6) * (4) then TRUE (4) Non-Senior Certs + OC Amount / Ending Pool Bal (6) Defined Benchmark (Used in Delinq Event Calc)

Note: Delinquency and Loss Event Triggers may be flagged as "Yes" prior to the Step Down Date on account of the percentage thresholds being breached.

**SACO I Trust
Mortgage-Backed Certificates
Series 2006-10**

***Distribution Date: 26-Dec-06
Bond Interest Reconciliation - Part I***

| -- Accrual -- | | | | | | | | | | ----- Outstanding ----- | | | | |
|---------------|---------|------|-----------------|----------------|------------------------------------|-----------------------------|------------------------------|--|----------------------------|---|---|---|---|----------------------------------|
| Class | Method | Days | Opening Balance | Pass-Thru Rate | Accrual Certificate Interest | Total Interest Additions | Total Interest Deductions | Distributable Certificate Interest | Interest Payment Amount | Current Period (Shortfall) / Recovery | Remaining Int Carry-Forward Shortfall | Remaining Basis Risk Carry- Fwd Shortfall | Outstanding Relief Act / Prepayment Interest Shortfalls | Net Cap Rate in Effect Y/N |
| A | Act/360 | 29 | 206,751,928.79 | 5.470000000% | 911,029.40 | 0.00 | 0.00 | 911,029.40 | 911,029.40 | 0.00 | 0.00 | 0.00 | 0.00 | No |
| M-1 | Act/360 | 29 | 15,825,000.00 | 5.670000000% | 72,280.69 | 0.00 | 0.00 | 72,280.69 | 72,280.69 | 0.00 | 0.00 | 0.00 | 0.00 | No |
| M-2 | Act/360 | 29 | 15,524,000.00 | 5.720000000% | 71,531.14 | 0.00 | 0.00 | 71,531.14 | 71,531.14 | 0.00 | 0.00 | 0.00 | 0.00 | No |
| M-3 | Act/360 | 29 | 5,577,000.00 | 5.750000000% | 25,832.35 | 0.00 | 0.00 | 25,832.35 | 25,832.35 | 0.00 | 0.00 | 0.00 | 0.00 | No |
| M-4 | Act/360 | 29 | 6,330,000.00 | 5.890000000% | 30,034.09 | 0.00 | 0.00 | 30,034.09 | 30,034.09 | 0.00 | 0.00 | 0.00 | 0.00 | No |
| M-5 | Act/360 | 29 | 5,276,000.00 | 5.920000000% | 25,160.66 | 0.00 | 0.00 | 25,160.66 | 25,160.66 | 0.00 | 0.00 | 0.00 | 0.00 | No |
| M-6 | Act/360 | 29 | 2,864,000.00 | 6.020000000% | 13,888.81 | 0.00 | 0.00 | 13,888.81 | 13,888.81 | 0.00 | 0.00 | 0.00 | 0.00 | No |
| B-1 | 30/360 | 30 | 7,837,000.00 | 7.210000000% | 47,087.31 | 0.00 | 0.00 | 47,087.31 | 47,087.31 | 0.00 | 0.00 | 0.00 | 0.00 | No |
| B-2 | 30/360 | 30 | 4,522,000.00 | 7.960000000% | 29,995.93 | 0.00 | 0.00 | 29,995.93 | 29,995.93 | 0.00 | 0.00 | 0.00 | 0.00 | No |
| B-3 | 30/360 | 30 | 4,220,000.00 | 8.500000000% | 29,891.67 | 0.00 | 0.00 | 29,891.67 | 29,891.67 | 0.00 | 0.00 | 0.00 | 0.00 | No |
| B-4 | 30/360 | 30 | 6,631,000.00 | 9.500000000% | 52,495.42 | 0.00 | 0.00 | 52,495.42 | 52,495.42 | 0.00 | 0.00 | 0.00 | 0.00 | No |
| C | | | 295,525,794.11 | N/A | 1,399,017.14 | 7,900.62 | 0.00 | 1,406,917.76 | 1,406,474.19 | 0.00 | 0.00 | 0.00 | 0.00 | N/A |
| R-1 | | | 0.00 | N/A | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | N/A |
| R-2 | | | 0.00 | N/A | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | N/A |
| RX | | | 0.00 | N/A | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | N/A |
| Total | | | 281,357,928.79 | | 2,708,244.61 | 7,900.62 | 0.00 | 2,716,145.23 | 2,715,701.66 | 0.00 | 0.00 | 0.00 | 0.00 | |

⁽¹⁾ Basis Risk Carry-Forward Shortfall - difference between LIBOR plus margin and the Net Rate Cap.

**SACO I Trust
Mortgage-Backed Certificates
Series 2006-10**

***Distribution Date: 26-Dec-06
Bond Interest Reconciliation - Part II***

| ----- Additions ----- | | | | | | | | | | | | | ----- Deductions ----- | |
|-----------------------|-------------|-------------------------|---------------------------|------------------------------|----------------------------|---------------------|-------------------------------|-------------------------------|--|-----------------------|--|--|------------------------|--|
| Class | Record Date | Prior Interest Due Date | Current Interest Due Date | Interest Rate SWAP Agreement | Deposits from YM Agreement | Prepayment Premiums | Prior Int Carry-Fwd Shortfall | Prior Shortfall Reimbursement | Other Interest Proceeds ⁽¹⁾ | Other Interest Losses | Current Int Carry-Fwd Shortfall ⁽²⁾ | Current Basis Risk Carry-Fwd Shortfall | | |
| A | 22-Dec-06 | 27-Nov-06 | 26-Dec-06 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | |
| M-1 | 22-Dec-06 | 27-Nov-06 | 26-Dec-06 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | |
| M-2 | 22-Dec-06 | 27-Nov-06 | 26-Dec-06 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | |
| M-3 | 22-Dec-06 | 27-Nov-06 | 26-Dec-06 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | |
| M-4 | 22-Dec-06 | 27-Nov-06 | 26-Dec-06 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | |
| M-5 | 22-Dec-06 | 27-Nov-06 | 26-Dec-06 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | |
| M-6 | 22-Dec-06 | 27-Nov-06 | 26-Dec-06 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | |
| B-1 | 30-Nov-06 | 1-Nov-06 | 1-Dec-06 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | |
| B-2 | 30-Nov-06 | 1-Nov-06 | 1-Dec-06 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | |
| B-3 | 30-Nov-06 | 1-Nov-06 | 1-Dec-06 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | |
| B-4 | 30-Nov-06 | 1-Nov-06 | 1-Dec-06 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | |
| C | 30-Nov-06 | 1-Nov-06 | 1-Dec-06 | 0.00 | 0.00 | 7,900.62 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | |
| R-1 | 30-Nov-06 | 1-Nov-06 | 1-Dec-06 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | |
| R-2 | 30-Nov-06 | 1-Nov-06 | 1-Dec-06 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | |
| RX | 30-Nov-06 | 1-Nov-06 | 1-Dec-06 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | |
| Total | | | | 0.00 | 0.00 | 7,900.62 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | |

⁽¹⁾ Other Interest Proceeds are additional interest amounts specifically allocated to the bond(s) and used in determining the bonds Distributable Interest.

⁽²⁾ Interest Carry-Forward Shortfall is unpaid interest with interest thereon.

⁽³⁾ Basis Risk Carry-Forward Shortfall - difference between LIBOR plus margin and the Net Rate Cap.

SACO I Trust
Mortgage-Backed Certificates
Series 2006-10

Distribution Date: 26-Dec-06
Bond Principal Reconciliation

| ----- Losses ----- | | | | | | | | | | | | - Credit Support - | |
|--------------------|------------------------|-------------------------|-----------------------------|-------------------------------|-------------------------|----------------------|----------------|-------------------|--------------------|----------------------|----------------------|--------------------|---------|
| Class | Original Class Balance | Beginning Class Balance | Scheduled Principal Payment | Unscheduled Principal Payment | Extra Principal Payment | Prior Loss Reimburs. | Current Losses | Cumulative Losses | Interest on Losses | Ending Class Balance | Rated Final Maturity | Original | Current |
| A | 212,668,000.00 | 206,751,928.79 | 106,015.39 | 6,884,600.89 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 199,761,312.51 | 25-Oct-36 | N/A | N/A |
| M-1 | 15,825,000.00 | 15,825,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 15,825,000.00 | 25-Oct-36 | N/A | N/A |
| M-2 | 15,524,000.00 | 15,524,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 15,524,000.00 | 25-Oct-36 | N/A | N/A |
| M-3 | 5,577,000.00 | 5,577,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5,577,000.00 | 25-Oct-36 | N/A | N/A |
| M-4 | 6,330,000.00 | 6,330,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6,330,000.00 | 25-Oct-36 | N/A | N/A |
| M-5 | 5,276,000.00 | 5,276,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5,276,000.00 | 25-Oct-36 | N/A | N/A |
| M-6 | 2,864,000.00 | 2,864,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,864,000.00 | 25-Oct-36 | N/A | N/A |
| B-1 | 7,837,000.00 | 7,837,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 7,837,000.00 | 25-Oct-36 | N/A | N/A |
| B-2 | 4,522,000.00 | 4,522,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4,522,000.00 | 25-Oct-36 | N/A | N/A |
| B-3 | 4,220,000.00 | 4,220,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4,220,000.00 | 25-Oct-36 | N/A | N/A |
| B-4 | 6,631,000.00 | 6,631,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6,631,000.00 | 25-Oct-36 | N/A | N/A |
| C | 301,443,943.04 | 295,525,794.11 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 288,535,177.83 | 25-Oct-36 | N/A | N/A |
| R-1 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 25-Oct-36 | N/A | N/A |
| R-2 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 25-Oct-36 | N/A | N/A |
| RX | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 25-Oct-36 | N/A | N/A |
| Total | 287,274,000.00 | 281,357,928.79 | 106,015.39 | 6,884,600.89 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 274,367,312.51 | | | |

SACO I Trust
Mortgage-Backed Certificates
Series 2006-10

Distribution Date: 26-Dec-06
Ratings Information

| ----- Original Ratings ----- | | | | | | ----- Ratings Change / Change Date ⁽¹⁾ ----- | | | |
|------------------------------|-----------|-------|---------|------|------|---|---------|------|-----|
| Class | CUSIP | Fitch | Moody's | DBRS | S&P | Fitch | Moody's | DBRS | S&P |
| A | 785812AA6 | NR | Aaa | NR | AAA | | | | |
| M-1 | 785812AB4 | NR | Aa1 | NR | AA+ | | | | |
| M-2 | 785812AC2 | NR | Aa2 | NR | AA | | | | |
| M-3 | 785812AD0 | NR | Aa3 | NR | AA- | | | | |
| M-4 | 785812AE8 | NR | Aa3 | NR | A+ | | | | |
| M-5 | 785812AF5 | NR | A1 | NR | A | | | | |
| M-6 | 785812AG3 | NR | A2 | NR | A- | | | | |
| B-1 | 785812AH1 | NR | A3 | NR | BBB+ | | | | |
| B-2 | 785812AJ7 | NR | Baa2 | NR | BBB | | | | |
| B-3 | 785812AK4 | NR | Baa3 | NR | BBB- | | | | |
| B-4 | 785812AL2 | NR | Ba1 | NR | BB+ | | | | |
| C | 785812AS7 | NR | NR | NR | NR | | | | |

NR - Designates that the class was not rated by the rating agency.

⁽¹⁾ Changed ratings provided on this report are based on information provided by the applicable rating agency via electronic transmission. It shall be understood that this transmission will generally have been provided to LaSalle within 30 days of the payment date listed on this statement. Because ratings may have changed during the 30 day window, or may not be being provided by the rating agency in an electronic format and therefore not being updated on this report, LaSalle recommends that investors obtain current rating information directly from the rating agency.

SACO I Trust
Mortgage-Backed Certificates
Series 2006-10

Distribution Date: 26-Dec-06
End of Month Balance Reporting

| Type | Count | Count (%) | Balance | Balance (%) | Arrears | Arrears (%) | F/C Quick Sale Value | REO Book Value |
|--|-------------|------------------|-----------------------|------------------|-------------|----------------|----------------------|----------------|
| <i>Total</i> | | | | | | | | |
| 0 | 5186 | 97.7384% | 287,166,358.44 | 99.4453% | 0.00 | 0.0000% | 0.00 | 0.00 |
| 30 | 17 | 0.3204% | 1,058,186.04 | 0.3664% | 0.00 | 0.0000% | 0.00 | 0.00 |
| 60 | 8 | 0.1508% | 543,572.61 | 0.1882% | 0.00 | 0.0000% | 0.00 | 0.00 |
| PIF | 95 | 1.7904% | 0.00 | 0.0000% | 0.00 | 0.0000% | 0.00 | 0.00 |
| | | | | | | | | |
| Total (Prior Month End): | 5306 | 100.0000% | 288,768,117.00 | 100.0000% | 0.00 | 0.0000% | 0.00 | 0.00 |
| Delinq Total (Prior Month End): | 25 | 0.4712% | 1,601,758.00 | 0.5547% | 0.00 | 0.0000% | 0.00 | 0.00 |

Total (Prior Month End):
Delinq Total (Prior Month End):



**SACO I Trust
Mortgage-Backed Certificates
Series 2006-10**

Distribution Date: 26-Dec-06

Asset-Backed Facts ~ 15 Month Historical Loan Status Summary Part I (as of Cut-Off)

| Distribution Date | Current | | Delinq 1 Month | | Delinq 2 Months | | Delinq 3+ Months | | Bankruptcy | | Foreclosure | | REO | |
|---------------------------------|---------|-------------|----------------|-----------|-----------------|---------|------------------|---------|------------|---------|-------------|---------|-------|---------|
| | Count | Balance | Count | Balance | Count | Balance | Count | Balance | Count | Balance | Count | Balance | Count | Balance |
| <i>Total (All Loans)</i> | | | | | | | | | | | | | | |
| 26-Dec-06 | 5,181 | 286,933,419 | 17 | 1,058,186 | 8 | 543,573 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 27-Nov-06 | 5,301 | 295,276,376 | 3 | 127,132 | 0 | 0 | 0 | 0 | 2 | 122,287 | 0 | 0 | 0 | 0 |

| | | | | | | | | | | | | | | |
|---------------------------------|--------|--------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| <i>Total (All Loans)</i> | | | | | | | | | | | | | | |
| 26-Dec-06 | 99.52% | 99.44% | 0.33% | 0.37% | 0.15% | 0.19% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| 27-Nov-06 | 99.91% | 99.92% | 0.06% | 0.04% | 0.00% | 0.00% | 0.00% | 0.00% | 0.04% | 0.04% | 0.00% | 0.00% | 0.00% | 0.00% |

Delinquency Balances are Exclusive of REO, Foreclosures and Bankruptcies.



**SACO I Trust
Mortgage-Backed Certificates
Series 2006-10**

**Distribution Date: 26-Dec-06
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary Part II (as of Cut-Off)**

| Distribution Date | ----- In Foreclosure and Delinquent ----- | | | | | | | | ----- In REO and Delinquent ----- | | | | | | | | ----- In Bankruptcy and Delinquent ----- | | | | | | | |
|--------------------------|---|--------------------|-----------------|-----------------------|-----------------|-----------------------|----------------|----------------------|-----------------------------------|--------------------|-----------------|-----------------------|-----------------|-----------------------|----------------|----------------------|--|--------------------|-----------------|-----------------------|-----------------|-----------------------|----------------|----------------------|
| | Current # | Current Balance | 31-60 Days # | 31-60 Days Balance | 61-90 Days # | 61-90 Days Balance | 90 + Days # | 90 + Days Balance | Current # | Current Balance | 31-60 Days # | 31-60 Days Balance | 61-90 Days # | 61-90 Days Balance | 90 + Days # | 90 + Days Balance | Current # | Current Balance | 31-60 Days # | 31-60 Days Balance | 61-90 Days # | 61-90 Days Balance | 90 + Days # | 90 + Days Balance |
| Total (All Loans) | | | | | | | | | | | | | | | | | | | | | | | | |
| 26-Dec-06 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 27-Nov-06 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 122,287 | 0 | 0 | 0 | 0 | 0 | 0 |

| | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Total (All Loans) | | | | | | | | | | | | | | | | | | | | | | | | |
| 26-Dec-06 | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| 27-Nov-06 | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.04% | 0.04% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |

**SACO I Trust
Mortgage-Backed Certificates
Series 2006-10**

***Distribution Date: 26-Dec-06
Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary***

| Distribution Date | Ending Pool | | Payoffs | | Insurance | Substitution | Liquidation | Realized Losses | | Remaining Term | Curr Weighted Avg. | |
|---------------------------------|-------------|-------------|---------|-----------|-----------|--------------|-------------|-----------------|--------|----------------|--------------------|--------|
| | # | Balance | # | Balance | Proceeds | Proceeds | Proceeds | # | Amount | Life | Coupon | Remit |
| <i>Total (All Loans)</i> | | | | | | | | | | | | |
| 26-Dec-06 | 5,206 | 288,535,178 | 100 | 6,760,340 | 0.00 | 0.00 | 0.00 | 0 | 0 | 235 | 11.56% | 11.02% |
| 27-Nov-06 | 5,306 | 295,525,794 | 92 | 5,674,520 | 0.00 | 0.00 | 0.00 | 0 | 0 | 236 | 11.56% | 11.03% |

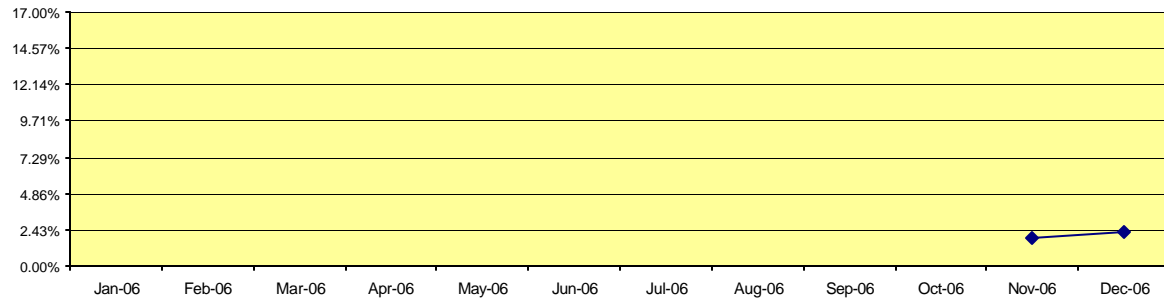


SACO I Trust
Mortgage-Backed Certificates
Series 2006-10

Distribution Date: 26-Dec-06
Prepayment Summary

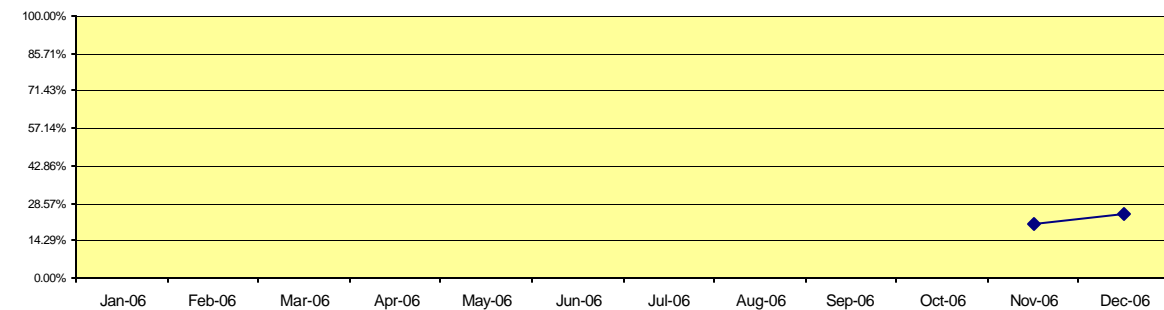
SMM (Single Monthly Mortality)

| | Total |
|-----------------------|--------------|
| Current Period | 2.29% |
| 3-Month Average | 2.09% |
| 6-Month Average | 2.09% |
| 12-Month Average | 2.09% |
| Average Since Cut-Off | 2.09% |



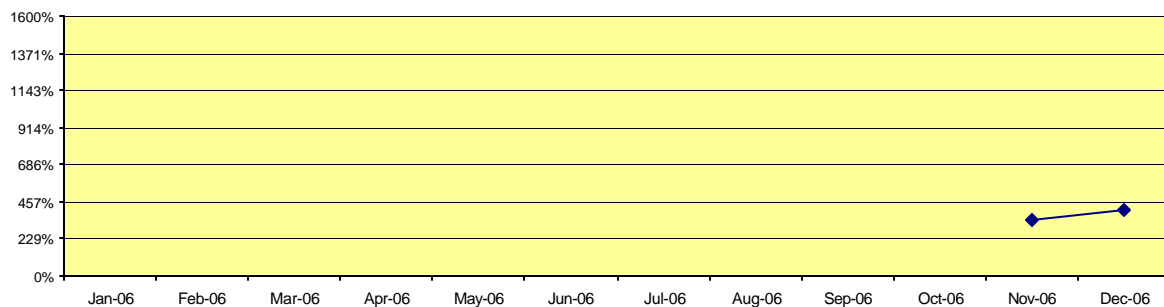
CPR (Conditional Prepayment Rate)

| | Total |
|-----------------------|--------------|
| Current Period | 24.25% |
| 3-Month Average | 22.33% |
| 6-Month Average | 22.33% |
| 12-Month Average | 22.33% |
| Average Since Cut-Off | 22.33% |



PSA (Public Securities Association)

| | Total |
|-----------------------|--------------|
| Current Period | 404% |
| 3-Month Average | 372% |
| 6-Month Average | 372% |
| 12-Month Average | 372% |
| Average Since Cut-Off | 372% |



| | | |
|-----|-------------------------------|---|
| SMM | Single Monthly Mortality | $(\text{Partial and Full Prepayments} + \text{Repurchases} + \text{Liquidations} + \text{Other Principal Proceeds}) / (\text{Beginning Collateral Balance} - \text{Scheduled Principal})$ |
| CPR | Conditional Prepayment Rate | $1 - (1 - \text{SMM})^{12}$ |
| PSA | Public Securities Association | $100 * \text{CPR} / (0.2 * \text{MIN}(30, \text{WAS}))$ |
| WAS | Weighted Average Seasoning | $(\text{Original Term} - \text{Remaining Term}) * (\text{Current Scheduled Balance} / \text{Deal Scheduled Principal Balance})$ |

**SACO I Trust
Mortgage-Backed Certificates
Series 2006-10**

***Distribution Date: 26-Dec-06
Mortgage Loan Characteristics Part I***

Distribution by Current Ending Principal Balance

| Min | Max | Count | % of Total | Balance | % of Total |
|--------|------------|-------|------------|-------------|------------|
| 2,000 | to 22,000 | 493 | 9.47% | 8,177,895 | 2.83% |
| 22,000 | to 27,000 | 515 | 9.89% | 12,795,482 | 4.43% |
| 27,000 | to 32,000 | 516 | 9.91% | 15,277,255 | 5.29% |
| 32,000 | to 37,000 | 447 | 8.59% | 15,432,713 | 5.35% |
| 37,000 | to 42,000 | 379 | 7.28% | 14,999,396 | 5.20% |
| 42,000 | to 46,000 | 262 | 5.03% | 11,556,030 | 4.01% |
| 46,000 | to 57,000 | 671 | 12.89% | 34,382,128 | 11.92% |
| 57,000 | to 68,000 | 546 | 10.49% | 34,027,087 | 11.79% |
| 68,000 | to 79,000 | 392 | 7.53% | 28,627,019 | 9.92% |
| 79,000 | to 90,000 | 290 | 5.57% | 24,553,955 | 8.51% |
| 90,000 | to 99,000 | 179 | 3.44% | 16,900,199 | 5.86% |
| 99,000 | to 450,000 | 516 | 9.91% | 71,806,017 | 24.89% |
| | | 5,206 | 100.00% | 288,535,178 | 100.00% |

Distribution by Cut-off Principal Balance

| Min | Max | Count | % of Total | Balance | % of Total |
|---------|------------|-------|------------|-------------|------------|
| 5,000 | to 23,000 | 573 | 10.62% | 9,962,199 | 3.30% |
| 23,000 | to 28,000 | 565 | 10.47% | 14,508,514 | 4.81% |
| 28,000 | to 33,000 | 516 | 9.56% | 15,802,258 | 5.24% |
| 33,000 | to 38,000 | 447 | 8.28% | 15,911,911 | 5.28% |
| 38,000 | to 43,000 | 369 | 6.84% | 14,964,357 | 4.96% |
| 43,000 | to 46,000 | 215 | 3.98% | 9,584,596 | 3.18% |
| 46,000 | to 57,000 | 700 | 12.97% | 35,881,766 | 11.90% |
| 57,000 | to 68,000 | 575 | 10.65% | 35,876,485 | 11.90% |
| 68,000 | to 79,000 | 406 | 7.52% | 29,711,612 | 9.86% |
| 79,000 | to 90,000 | 301 | 5.58% | 25,491,989 | 8.46% |
| 90,000 | to 100,000 | 232 | 4.30% | 22,162,345 | 7.35% |
| 100,000 | to 450,000 | 499 | 9.24% | 71,585,912 | 23.75% |
| | | 5,398 | 100.00% | 301,443,943 | 100.00% |

Distribution by Current Mortgage Rate

| Min | Max | Count | % of Total | Balance | % of Total |
|--------|-----------|-------|------------|-------------|------------|
| 6.63% | to 9.39% | 518 | 9.95% | 27,176,501 | 9.42% |
| 9.39% | to 9.83% | 197 | 3.78% | 12,469,029 | 4.32% |
| 9.83% | to 10.27% | 604 | 11.60% | 29,597,622 | 10.26% |
| 10.27% | to 10.70% | 325 | 6.24% | 18,092,686 | 6.27% |
| 10.70% | to 11.14% | 453 | 8.70% | 27,427,707 | 9.51% |
| 11.14% | to 11.60% | 535 | 10.28% | 31,249,821 | 10.83% |
| 11.60% | to 12.03% | 563 | 10.81% | 32,938,518 | 11.42% |
| 12.03% | to 12.45% | 459 | 8.82% | 27,229,196 | 9.44% |
| 12.45% | to 12.88% | 557 | 10.70% | 31,664,486 | 10.97% |
| 12.88% | to 13.30% | 168 | 3.23% | 8,998,867 | 3.12% |
| 13.30% | to 13.77% | 306 | 5.88% | 16,254,456 | 5.63% |
| 13.77% | to 20.00% | 521 | 10.01% | 25,436,289 | 8.82% |
| | | 5,206 | 100.00% | 288,535,178 | 100.00% |

Distribution by Original Mortgage Rate

| Min | Max | Count | % of Total | Balance | % of Total |
|--------|-----------|-------|------------|-------------|------------|
| 6.63% | to 9.39% | 538 | 9.97% | 28,384,315 | 9.42% |
| 9.39% | to 9.83% | 203 | 3.76% | 12,751,955 | 4.23% |
| 9.83% | to 10.27% | 618 | 11.45% | 30,386,054 | 10.08% |
| 10.27% | to 10.70% | 340 | 6.30% | 18,999,440 | 6.30% |
| 10.70% | to 11.14% | 465 | 8.61% | 28,772,763 | 9.54% |
| 11.14% | to 11.60% | 552 | 10.23% | 32,323,004 | 10.72% |
| 11.60% | to 12.05% | 583 | 10.80% | 34,385,365 | 11.41% |
| 12.05% | to 12.50% | 610 | 11.30% | 37,768,900 | 12.53% |
| 12.50% | to 12.95% | 448 | 8.30% | 24,258,150 | 8.05% |
| 12.95% | to 13.41% | 231 | 4.28% | 12,314,038 | 4.09% |
| 13.41% | to 13.88% | 356 | 6.60% | 19,209,465 | 6.37% |
| 13.88% | to 20.00% | 454 | 8.41% | 21,890,493 | 7.26% |
| | | 5,398 | 100.00% | 301,443,943 | 100.00% |



**SACO I Trust
Mortgage-Backed Certificates
Series 2006-10**

***Distribution Date: 26-Dec-06
Mortgage Loan Characteristics Part II***

Distribution by Product Characteristics (Current)

| Product Type | # of Loans | Ending Balance | % of Balance | WAMM | WAC |
|----------------|---------------|----------------|-----------------|--------|--------|
| Fixed 2nd Lien | 5,206 | 288,535,178 | 100.00% | 234.91 | 11.55% |

| | | | | | |
|-------|-------|-------------|---------|--|--|
| Total | 5,206 | 288,535,178 | 100.00% | | |
|-------|-------|-------------|---------|--|--|

Distribution by Product Characteristics (Cut-off)

| Product Type | # of Loans | Original Principal Balance | % of Balance | WAMM | WAC |
|----------------|------------|-------------------------------|-----------------|--------|--------|
| Fixed 2nd Lien | 5,398 | 301,443,943 | 100.00% | 240.48 | 11.56% |

| | | | | | |
|-------|-------|-------------|---------|--|--|
| Total | 5,398 | 301,443,943 | 100.00% | | |
|-------|-------|-------------|---------|--|--|

Distribution by Property Types (Current)

| Property Type | # of Loans | Ending Balance | % of Balance | WAMM | WAC |
|------------------------|---------------|----------------|-----------------|--------|--------|
| SF Unattached Dwelling | 2,898 | 156,771,150 | 54.33% | 232.96 | 11.44% |
| PUD | 1,593 | 91,369,229 | 31.67% | 237.21 | 11.49% |
| Condo - Low Facility | 452 | 23,468,331 | 8.13% | 235.08 | 11.86% |
| Multifamily | 219 | 14,609,173 | 5.06% | 242.59 | 12.38% |
| Condo - High Facility | 21 | 1,185,143 | 0.41% | 254.30 | 13.40% |
| SF Attached Dwelling | 23 | 1,132,152 | 0.39% | 195.39 | 11.59% |

| | | | | | |
|-------|-------|-------------|---------|--|--|
| Total | 5,206 | 288,535,178 | 100.00% | | |
|-------|-------|-------------|---------|--|--|

Distribution by Property Types (Cut-off)

| Property Type | # of Loans | Ending Balance | % of Balance | WAMM | WAC |
|------------------------|------------|----------------|-----------------|--------|--------|
| SF Unattached Dwelling | 2,992 | 162,833,776 | 54.02% | 239.16 | 11.46% |
| PUD | 1,670 | 96,921,882 | 32.15% | 242.45 | 11.52% |
| Condo - Low Facility | 466 | 24,296,196 | 8.06% | 239.21 | 11.89% |
| Multifamily | 223 | 14,945,127 | 4.96% | 246.15 | 12.35% |
| SF Attached Dwelling | 26 | 1,261,231 | 0.42% | 198.96 | 11.61% |
| Condo - High Facility | 21 | 1,185,732 | 0.39% | 259.40 | 13.40% |

| | | | | | |
|-------|-------|-------------|---------|--|--|
| Total | 5,398 | 301,443,943 | 100.00% | | |
|-------|-------|-------------|---------|--|--|

SACO I Trust
Mortgage-Backed Certificates
Series 2006-10

Distribution Date: 26-Dec-06
Mortgage Loan Characteristics Part II

Distribution by Occupancy Type (Current)

| Occupancy Type | # of Loans | Ending Balance | % of Balance | WAMM | WAC |
|--------------------------------------|------------|----------------|--------------|--------|--------|
| Owner Occupied - Primary Residence | 4,220 | 245,415,055 | 85.06% | 232.40 | 11.35% |
| Non-Owner Occupied | 665 | 26,491,090 | 9.18% | 242.50 | 13.11% |
| Owner Occupied - Secondary Residence | 321 | 16,629,033 | 5.76% | 259.83 | 12.06% |

Total 5,206 288,535,178 100.00%

Distribution by Occupancy Type (Cut-off)

| Occupancy Type | # of Loans | Ending Balance | % of Balance | WAMM | WAC |
|--------------------------------------|------------|----------------|--------------|--------|--------|
| Owner Occupied - Primary Residence | 4,351 | 255,266,241 | 84.68% | 238.19 | 11.36% |
| Non-Owner Occupied | 698 | 27,945,111 | 9.27% | 246.55 | 13.13% |
| Owner Occupied - Secondary Residence | 349 | 18,232,591 | 6.05% | 263.23 | 12.09% |

Total 5,398 301,443,943 100.00%

Distribution by Loan Purpose (Current)

| Loan Purpose | # of Loans | Ending Balance | % of Balance | WAMM | WAC |
|--------------------------|------------|----------------|--------------|--------|--------|
| Purchase | 4,035 | 218,053,684 | 75.57% | 236.95 | 11.69% |
| Refinance/Equity Takeout | 1,020 | 62,746,837 | 21.75% | 229.45 | 11.12% |
| Refinance/No Cash Out | 151 | 7,734,657 | 2.68% | 221.60 | 11.00% |

Total 5,206 288,535,178 100.00%

Distribution by Loan Purpose (Cut-off)

| Loan Purpose | # of Loans | Ending Balance | % of Balance | WAMM | WAC |
|--------------------------|------------|----------------|--------------|--------|--------|
| Purchase | 4,185 | 228,132,492 | 75.68% | 242.56 | 11.71% |
| Refinance/Equity Takeout | 1,058 | 65,302,480 | 21.66% | 234.87 | 11.12% |
| Refinance/No Cash Out | 155 | 8,008,971 | 2.66% | 227.14 | 10.95% |

Total 5,398 301,443,943 100.00%



**SACO I Trust
Mortgage-Backed Certificates
Series 2006-10**

***Distribution Date: 26-Dec-06
Mortgage Loan Characteristics Part II***

| Distribution by Originator Concentration > 10% (Current) | | | | | | Distribution by Originator Concentration > 10% (Cut-off) | | | | | |
|--|---------------|----------------|-----------------|--------|--------|--|------------|----------------|-----------------|--------|--------|
| Originator | # of Loans | Ending Balance | % of Balance | WAMM | WAC | Originator | # of Loans | Ending Balance | % of Balance | WAMM | WAC |
| Aames Capital Corporation | 1,006 | 52,646,719 | 30.52% | 193.01 | 11.18% | Aames Capital Corporation | 1,026 | 53,899,406 | 30.32% | 199.24 | 11.19% |
| Opteum | 596 | 40,701,863 | 23.60% | 207.80 | 11.16% | Silver State Financial | 564 | 41,531,476 | 23.36% | 231.77 | 11.69% |
| Silver State Financial | 546 | 39,675,030 | 23.00% | 226.22 | 11.67% | Opteum | 608 | 41,396,300 | 23.29% | 212.81 | 11.18% |
| Southstar | 825 | 39,448,769 | 22.87% | 352.06 | 11.68% | Southstar | 849 | 40,929,583 | 23.03% | 357.05 | 11.69% |

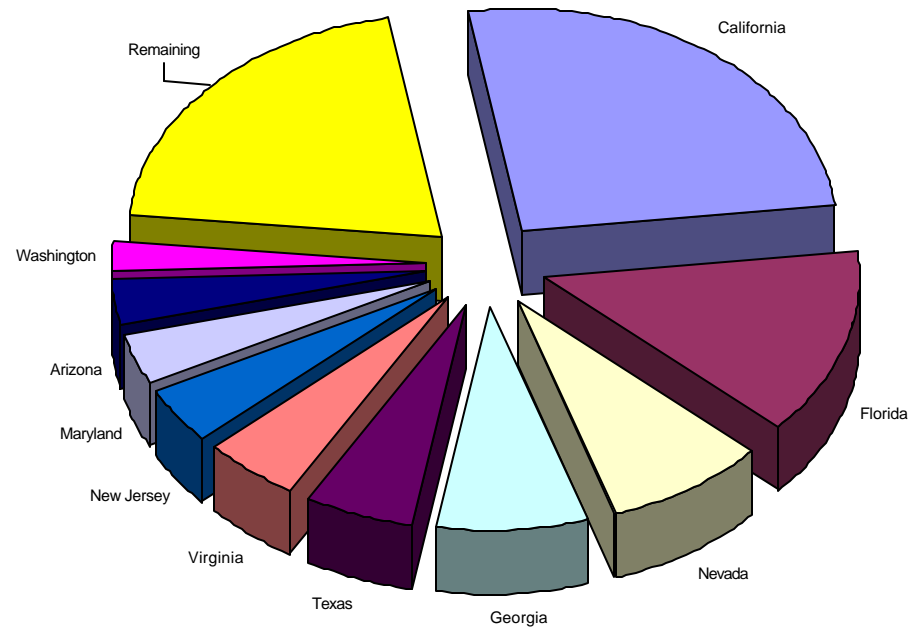
**SACO I Trust
Mortgage-Backed Certificates
Series 2006-10**

***Distribution Date: 26-Dec-06
Geographic Concentration***

Top 10 Current State Concentration

| Geographic Distribution | # of Loans | Balance ⁽¹⁾ | % of Balance | WAMM | WAC |
|-------------------------|------------|------------------------|--------------|------|--------|
| California | 835 | 74,446,986 | 25.80% | 222 | 11.11% |
| Florida | 742 | 38,991,974 | 13.51% | 240 | 12.31% |
| Nevada | 372 | 24,686,879 | 8.56% | 214 | 11.47% |
| Georgia | 602 | 22,329,400 | 7.74% | 253 | 11.59% |
| Texas | 458 | 15,486,546 | 5.37% | 229 | 10.75% |
| Virginia | 213 | 14,542,917 | 5.04% | 233 | 12.27% |
| New Jersey | 168 | 12,127,988 | 4.20% | 247 | 11.53% |
| Maryland | 171 | 10,851,311 | 3.76% | 235 | 11.90% |
| Arizona | 159 | 9,035,378 | 3.13% | 233 | 11.45% |
| Washington | 130 | 6,952,808 | 2.41% | 231 | 11.50% |
| Remaining | 1,356 | 59,082,991 | 20.48% | 250 | 11.62% |

Top 10 Current State Concentration



Top 10 Original State Concentration

| Geographic Distribution | # of Loans | Balance ⁽¹⁾ | % of Balance | WAMM | WAC |
|-------------------------|------------|------------------------|--------------|------|--------|
| California | 859 | 77,174,436 | 25.60% | 228 | 11.12% |
| Florida | 765 | 40,345,937 | 13.38% | 246 | 12.32% |
| Nevada | 386 | 25,517,577 | 8.47% | 219 | 11.51% |
| Georgia | 614 | 22,881,108 | 7.59% | 260 | 11.58% |
| Virginia | 230 | 15,940,753 | 5.29% | 239 | 12.26% |
| Texas | 463 | 15,701,514 | 5.21% | 234 | 10.76% |
| New Jersey | 175 | 12,780,710 | 4.24% | 251 | 11.58% |
| Maryland | 179 | 11,618,582 | 3.85% | 240 | 12.00% |
| Arizona | 173 | 9,801,093 | 3.25% | 236 | 11.52% |
| New York | 88 | 7,268,136 | 2.41% | 215 | 11.50% |
| Remaining | 1,466 | 62,414,098 | 20.71% | 257 | 11.60% |

⁽¹⁾ Based on Current Period Ending Principal Balance



**SACO I Trust
Mortgage-Backed Certificates
Series 2006-10**

***Distribution Date: 26-Dec-06
Current Period Realized Loss Detail***

| Disclosure Control # | Period | Original Liquidation Balance | Net Liquidation Proceeds | Loss-Loan Non- adjusted | Loss to Trust | Loss-Certs Non- adjusted | Subsequent Recov/(Exp) | Loss-Loan Adjusted | Loss-Certs Adjusted | Liq Type | Adj Type |
|----------------------|--------|---------------------------------|-----------------------------|----------------------------|---------------|-----------------------------|---------------------------|-----------------------|------------------------|----------|----------|
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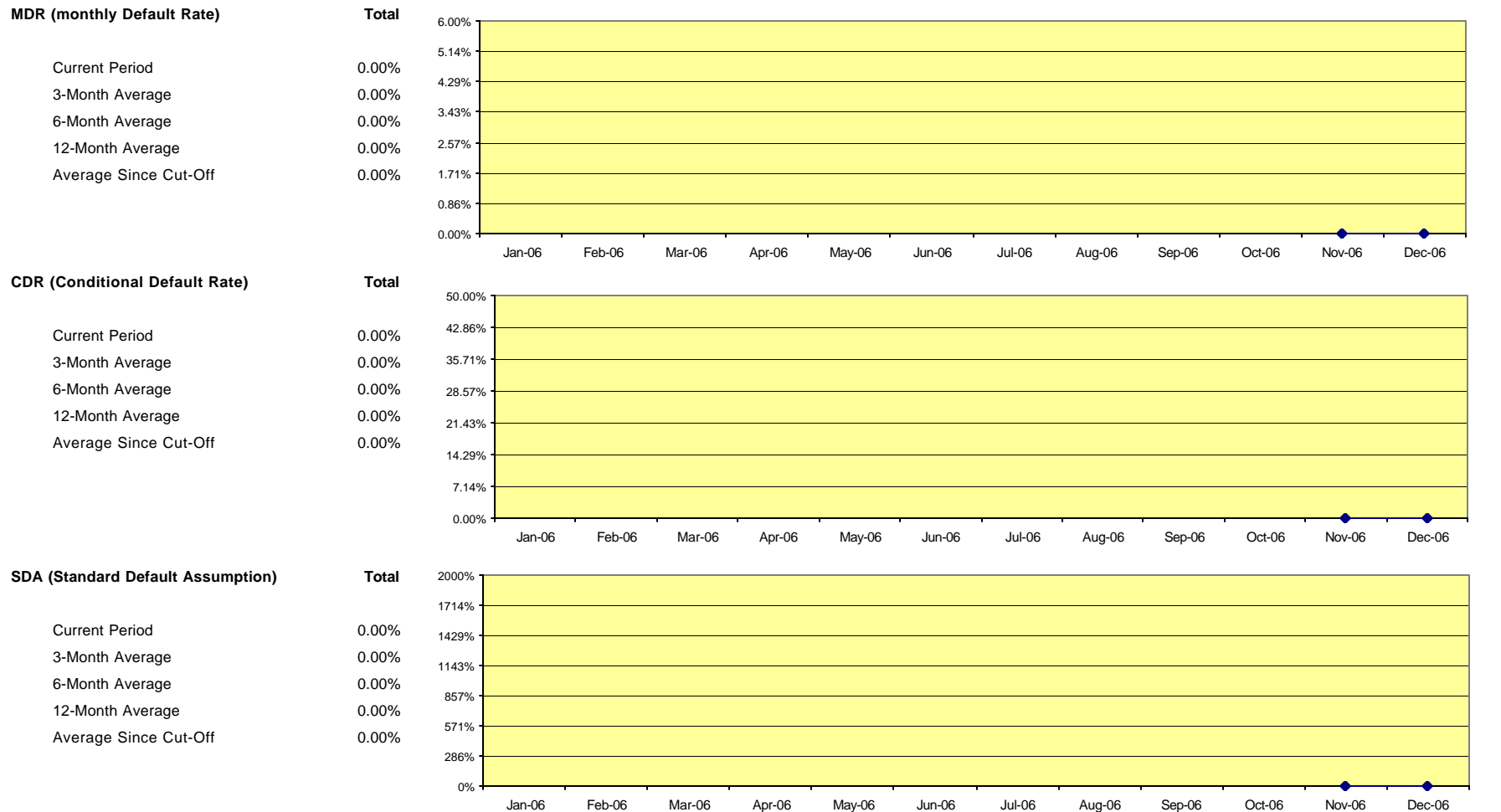
**SACO I Trust
Mortgage-Backed Certificates
Series 2006-10**

***Distribution Date: 26-Dec-06
Historical Realized Loss Summary
Total (All Loans)***

| ----- Current Realized Loss ----- | | | | | | | | | | | | | | ----- Previous Liquidations/Payoffs ----- | | | | | | | | | | | | | |
|-----------------------------------|-----------------------------|--------------------------|---------------|------------|------------------------------|-------|--------|-------|--------------------------------|-------|--------------------------------------|---|------------------------|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Distribution Date | Beginning Scheduled Balance | Net Liquidation Proceeds | Realized Loss | Loan Count | Claims on Prior Liquidations | | | | Recovery on Prior Liquidations | | (Claims)/Recoveries on Prior Payoffs | | Realized Loss Adjusted | Cumulative Realized Loss | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | Amount | Count | Amount | Count | Amount | Count | | | | | | | | | | | | | | | | | |
| 26-Dec-06 | 0.00 | 0.00 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0.00 | | | | | | | | | | | | | |
| 27-Nov-06 | 0.00 | 0.00 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0.00 | | | | | | | | | | | | | |
| Total | 0.00 | 0.00 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | | | | | | | | | | | | | | |

SACO I Trust
Mortgage-Backed Certificates
Series 2006-10

Distribution Date: 26-Dec-06
Realized Loss Summary



| | | |
|-----|-----------------------------|--|
| MDR | Monthly Default Rate | $(\text{Beginning Principal Balance of Liquidated Loans}) / (\text{Total Beginning Principal Balance})$ |
| CDR | Conditional Default Rate | $1 - (1 - \text{MDR})^{1/2}$ |
| SDA | Standard Default Assumption | If WAS=30 then CDR/(WAS*0.02) else if 30<WAS=60 then CDR/0.6 else if 60<WAS=120 then CDR/(0.6-((WAS-60)*0.0095)) else if WAS>120 then CDR/0.03 |
| WAS | Weighted Average Seasoning | $(\text{Original Term} - \text{Remaining Term}) * (\text{Current Scheduled Balance} / \text{Deal Scheduled Principal Balance})$ |



**SACO I Trust
Mortgage-Backed Certificates
Series 2006-10**

***Distribution Date: 26-Dec-06
Historical Collateral Level REO Report***

| Disclosure Control # | REO Date | City | State | Property Type | Actual Balance | Scheduled Balance | Recent Appraisal Value | Appraisal Date | Appraisal Reduction Amount | Date Liquidated | Liquidation Proceeds | Liquidation Expenses | Realized Loss |
|-------------------------|----------|------|-------|---------------|----------------|----------------------|---------------------------|-------------------|----------------------------------|--------------------|-------------------------|-------------------------|---------------|
| Total | | | | | 0.00 | 0.00 | 0.00 | | 0.00 | | 0.00 | 0.00 | 0.00 |



**SACO I Trust
Mortgage-Backed Certificates
Series 2006-10**

***Distribution Date: 26-Dec-06
Material Breaches Detail***

| Disclosure Control # | Loan Group # | Ending Principal Balance | Material Breach Date | Material Breach Description |
|-------------------------|--------------|-----------------------------|-------------------------|-----------------------------|
|-------------------------|--------------|-----------------------------|-------------------------|-----------------------------|

Material breaches of pool asset representation or warranties or transaction covenants.



SACO I Trust
Mortgage-Backed Certificates
Series 2006-10

Distribution Date: 26-Dec-06
Modified Loan Detail

| Disclosure Control # | Loan Group # | Modified Maturity Date | Cutoff Maturity Date | Modification Description |
|-------------------------|--------------|---------------------------|-------------------------|--------------------------|
|-------------------------|--------------|---------------------------|-------------------------|--------------------------|

Modifications include any extensions or waivers to the mortgage loan terms, fees, penalties or payments during the preceding calendar month or that have become material over time.