



101 Barclay St, 4 West
New York, NY 10286

Officer: Michael Cerchio
212.815.6314

Associate: Steven Chrysanthis
212.815.8318

CWALT, Inc.
Alternative Loan Trust 2006-40T1
Mortgage Pass-Through Certificates, Series 2006-40T1

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
1A1	02148KAA2	Senior	Fix-30/360	14,817,000.00	6.000000	0.00	74,085.00	74,085.00	0.00	14,817,000.00	0.00
1A2	02148KAB0	Senior	Fix-30/360	49,254,000.00	6.000000	716,645.70	246,270.00	962,915.70	0.00	48,537,354.30	0.00
1A3	02148KAC8	Senior	Var-30/360	100,000,000.00	5.870000	2,466,352.47	489,166.67	2,955,519.13	0.00	97,533,647.53	0.00
1A4	02148KAD6	Strip IO	Var-30/360	100,000,000.00	0.130000	0.00	10,833.33	10,833.33	0.00	97,533,647.53	0.00
1A5	02148KAE4	Senior	Fix-30/360	81,400,000.00	6.000000	1,722,013.75	407,000.00	2,129,013.75	0.00	79,677,986.25	0.00
1A6	02148KAF1	Senior	Fix-30/360	4,704,374.00	6.000000	0.00	23,521.87	23,521.87	0.00	4,704,374.00	0.00
1A7	02148KAG9	Senior	Fix-30/360	4,925,374.00	6.000000	71,658.75	24,626.87	96,285.62	0.00	4,853,715.25	0.00
1A8	02148KAH7	Strip IO	Fix-30/360	416,666.00	6.000000	0.00	2,083.33	2,083.33	0.00	405,211.09	0.00
1A9	02148KAJ3	Senior	Var-30/360	10,000,000.00	5.720000	274,933.76	47,666.67	322,600.43	0.00	9,725,066.24	0.00
1A10	02148KAK0	Strip IO	Var-30/360	10,000,000.00	0.030000	0.00	250.00	250.00	0.00	9,725,066.24	0.00
1A11	02148KAL8	Senior	Fix-30/360	50,000,000.00	6.000000	940,478.59	250,000.00	1,190,478.59	0.00	49,059,521.41	0.00
1A12	02148KAM6	Senior	Fix-30/360	994,862.00	6.000000	0.00	4,974.31	4,974.31	0.00	994,862.00	0.00
1A13	02148KAN4	Senior	Fix-30/360	13,102,900.00	6.000000	0.00	65,514.50	65,514.50	0.00	13,102,900.00	0.00
1A14	02148KAP9	Senior	Fix-30/360	0.00	6.000000	0.00	0.00	0.00	0.00	0.00	0.00
1X	02148KAY0	Strip IO	Var-30/360	331,920,212.00	0.351051	0.00	97,100.83	97,100.83	0.00	325,727,526.22	0.00
2A1	02148KAQ7	Senior	Fix-30/360	100,000,000.00	6.000000	2,664,490.42	500,000.00	3,164,490.42	0.00	97,335,509.58	0.00
2A2	02148KAR5	Senior	Fix-30/360	5,750,000.00	6.000000	153,208.20	28,750.00	181,958.20	0.00	5,596,791.80	0.00
2A3	02148KAS3	Senior	Fix-30/360	275,001.00	6.000000	0.00	1,375.01	1,375.01	0.00	275,001.00	0.00
2A4	02148KAT1	Senior	Fix-30/360	11,140,000.00	6.000000	0.00	55,700.00	55,700.00	0.00	11,140,000.00	0.00
2A5	02148KAU8	Senior	Var-30/360	117,806,000.00	5.720000	2,817,698.59	561,541.93	3,379,240.53	0.00	114,988,301.41	0.00
2A6	02148KAV6	Strip IO	Var-30/360	117,806,000.00	1.280000	0.00	125,659.73	125,659.73	0.00	114,988,301.41	0.00
2A7	02148KAW4	Senior	Fix-30/360	641,000.00	6.000000	0.00	3,205.00	3,205.00	0.00	641,000.00	0.00
2X	02148KAZ7	Strip IO	Var-30/360	249,986,208.00	0.426816	0.00	88,915.17	88,915.17	0.00	244,344,874.54	0.00
PO1	02148KBA1	Strip PO	Fix-30/360	668,988.00	0.000000	315.82	0.00	315.82	0.00	668,672.18	0.00
AR	02148KAX2	Senior	Fix-30/360	100.00	6.000000	100.00	0.50	100.50	0.00	0.00	0.00
M1	02148KBB9	Mezzanine	Var-30/360	15,299,400.00	6.208329	7,390.99	79,153.10	86,544.08	0.00	15,292,009.01	0.00
M2	02148KBC7	Subordinate	Var-30/360	1,799,900.00	6.208329	869.51	9,311.98	10,181.49	0.00	1,799,030.49	0.00
M3	02148KBD5	Subordinate	Var-30/360	4,799,900.00	6.208329	2,318.78	24,832.80	27,151.58	0.00	4,797,581.22	0.00
M4	02148KBE3	Subordinate	Var-30/360	899,900.00	6.208329	434.73	4,655.73	5,090.46	0.00	899,465.27	0.00
B1	02148KBF0	Subordinate	Var-30/360	3,299,900.00	6.208329	1,594.15	17,072.39	18,666.54	0.00	3,298,305.85	0.00
B2	02148KBG8	Subordinate	Var-30/360	900,000.00	6.208329	434.78	4,656.25	5,091.03	0.00	899,565.22	0.00
B3	02148KBH6	Subordinate	Var-30/360	3,299,900.00	6.208329	1,594.15	17,072.39	18,666.54	0.00	3,298,305.85	0.00
B4	02148KBJ2	Subordinate	Var-30/360	2,099,900.00	6.208329	1,014.44	10,864.06	11,878.50	0.00	2,098,885.56	0.00
B5	02148KBK9	Subordinate	Var-30/360	2,099,955.12	6.208329	1,014.42	10,864.34	11,878.77	0.04	2,098,940.65	0.04
Totals				599,978,354.12		11,844,562.00	3,286,723.76	15,131,285.76	0.04	588,133,792.07	0.04



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CWALT, Inc.
Alternative Loan Trust 2006-40T1
Mortgage Pass-Through Certificates, Series 2006-40T1

Principal Distribution Detail

Class	Cusip	Original Certificate Balance	Beginning Certificate Balance	Scheduled Principal Distribution	Net Principal Distribution	Deferred Interest	Current Realized Losses	Ending Certificate Balance	Ending Certificate Factor
1A1	02148KAA2	14,817,000.00	14,817,000.00	0.00	0.00	0.00	0.00	14,817,000.00	1.000000000000
1A2	02148KAB0	49,254,000.00	49,254,000.00	716,645.70	716,645.70	0.00	0.00	48,537,354.30	0.985450000000
1A3	02148KAC8	100,000,000.00	100,000,000.00	2,466,352.47	2,466,352.47	0.00	0.00	97,533,647.53	0.97533647534
1A4	02148KAD6	100,000,000.00	100,000,000.00	0.00	0.00	0.00	0.00	97,533,647.53	0.97533647534
1A5	02148KAE4	81,400,000.00	81,400,000.00	1,722,013.75	1,722,013.75	0.00	0.00	79,677,986.25	0.97884503989
1A6	02148KAF1	4,704,374.00	4,704,374.00	0.00	0.00	0.00	0.00	4,704,374.00	1.000000000000
1A7	02148KAG9	4,925,374.00	4,925,374.00	71,658.75	71,658.75	0.00	0.00	4,853,715.25	0.98545110483
1A8	02148KAH7	416,666.00	416,666.00	0.00	0.00	0.00	0.00	405,211.09	0.97250817988
1A9	02148KAJ3	10,000,000.00	10,000,000.00	274,933.76	274,933.76	0.00	0.00	9,725,066.24	0.97250662387
1A10	02148KAK0	10,000,000.00	10,000,000.00	0.00	0.00	0.00	0.00	9,725,066.24	0.97250662387
1A11	02148KAL8	50,000,000.00	50,000,000.00	940,478.59	940,478.59	0.00	0.00	49,059,521.41	0.98119042816
1A12	02148KAM6	994,862.00	994,862.00	0.00	0.00	0.00	0.00	994,862.00	1.000000000000
1A13	02148KAN4	13,102,900.00	13,102,900.00	0.00	0.00	0.00	0.00	13,102,900.00	1.000000000000
1A14	02148KAP9	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000000000000
1X	02148KAY0	331,920,212.00	331,920,212.00	0.00	0.00	0.00	0.00	325,727,526.22	0.98134284820
2A1	02148KAQ7	100,000,000.00	100,000,000.00	2,664,490.42	2,664,490.42	0.00	0.00	97,335,509.58	0.97335509581
2A2	02148KAR5	5,750,000.00	5,750,000.00	153,208.20	153,208.20	0.00	0.00	5,596,791.80	0.97335509581
2A3	02148KAS3	275,001.00	275,001.00	0.00	0.00	0.00	0.00	275,001.00	1.000000000000
2A4	02148KAT1	11,140,000.00	11,140,000.00	0.00	0.00	0.00	0.00	11,140,000.00	1.000000000000
2A5	02148KAU8	117,806,000.00	117,806,000.00	2,817,698.59	2,817,698.59	0.00	0.00	114,988,301.41	0.97608187534
2A6	02148KAV6	117,806,000.00	117,806,000.00	0.00	0.00	0.00	0.00	114,988,301.41	0.97608187534
2A7	02148KAW4	641,000.00	641,000.00	0.00	0.00	0.00	0.00	641,000.00	1.000000000000
2X	02148KAZ7	249,986,208.00	249,986,208.00	0.00	0.00	0.00	0.00	244,344,874.54	0.97743342121
PO1	02148KBA1	668,988.00	668,988.00	315.82	315.82	0.00	0.00	668,672.18	0.99952791326
AR	02148KAX2	100.00	100.00	100.00	100.00	0.00	0.00	0.00	0.000000000000
M1	02148KBB9	15,299,400.00	15,299,400.00	7,390.99	7,390.99	0.00	0.00	15,292,009.01	0.99951690997
M2	02148KBC7	1,799,900.00	1,799,900.00	869.51	869.51	0.00	0.00	1,799,030.49	0.99951690997
M3	02148KBD5	4,799,900.00	4,799,900.00	2,318.78	2,318.78	0.00	0.00	4,797,581.22	0.99951690997
M4	02148KBE3	899,900.00	899,900.00	434.73	434.73	0.00	0.00	899,465.27	0.99951690997
B1	02148KBF0	3,299,900.00	3,299,900.00	1,594.15	1,594.15	0.00	0.00	3,298,305.85	0.99951690997
B2	02148KBG8	900,000.00	900,000.00	434.78	434.78	0.00	0.00	899,565.22	0.99951690997
B3	02148KBH6	3,299,900.00	3,299,900.00	1,594.15	1,594.15	0.00	0.00	3,298,305.85	0.99951690997
B4	02148KBJ2	2,099,900.00	2,099,900.00	1,014.44	1,014.44	0.00	0.00	2,098,885.56	0.99951690997
B5	02148KBK9	2,099,955.12	2,099,955.12	1,014.42	1,014.42	0.00	0.04	2,098,940.65	0.99951690997
Totals		599,978,354.12	599,978,354.12	11,844,562.00	11,844,562.00	0.00	0.04	588,133,792.07	



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CWALT, Inc.
Alternative Loan Trust 2006-40T1
Mortgage Pass-Through Certificates, Series 2006-40T1

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
1A1	14,817,000.00	6.000000	6.000000	74,085.00	0.00	74,085.00	0.00	74,085.00	0.00	0.00
1A2	49,254,000.00	6.000000	6.000000	246,270.00	0.00	246,270.00	0.00	246,270.00	0.00	0.00
1A3	100,000,000.00	5.870000	5.870000	489,166.67	0.00	489,166.67	0.00	489,166.67	0.00	0.00
1A4	100,000,000.00	0.130000	0.130000	10,833.33	0.00	10,833.33	0.00	10,833.33	0.00	0.00
1A5	81,400,000.00	6.000000	6.000000	407,000.00	0.00	407,000.00	0.00	407,000.00	0.00	0.00
1A6	4,704,374.00	6.000000	6.000000	23,521.87	0.00	23,521.87	0.00	23,521.87	0.00	0.00
1A7	4,925,374.00	6.000000	6.000000	24,626.87	0.00	24,626.87	0.00	24,626.87	0.00	0.00
1A8	416,666.00	6.000000	6.000000	2,083.33	0.00	2,083.33	0.00	2,083.33	0.00	0.00
1A9	10,000,000.00	5.720000	5.720000	47,666.67	0.00	47,666.67	0.00	47,666.67	0.00	0.00
1A10	10,000,000.00	0.030000	0.030000	250.00	0.00	250.00	0.00	250.00	0.00	0.00
1A11	50,000,000.00	6.000000	6.000000	250,000.00	0.00	250,000.00	0.00	250,000.00	0.00	0.00
1A12	994,862.00	6.000000	6.000000	4,974.31	0.00	4,974.31	0.00	4,974.31	0.00	0.00
1A13	13,102,900.00	6.000000	6.000000	65,514.50	0.00	65,514.50	0.00	65,514.50	0.00	0.00
1A14	0.00	6.000000	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1X	331,920,212.00	0.351051	0.351051	97,100.83	0.00	97,100.83	0.00	97,100.83	0.00	0.00
2A1	100,000,000.00	6.000000	6.000000	500,000.00	0.00	500,000.00	0.00	500,000.00	0.00	0.00
2A2	5,750,000.00	6.000000	6.000000	28,750.00	0.00	28,750.00	0.00	28,750.00	0.00	0.00
2A3	275,001.00	6.000000	6.000000	1,375.01	0.00	1,375.01	0.00	1,375.01	0.00	0.00
2A4	11,140,000.00	6.000000	6.000000	55,700.00	0.00	55,700.00	0.00	55,700.00	0.00	0.00
2A5	117,806,000.00	5.720000	5.720000	561,541.93	0.00	561,541.93	0.00	561,541.93	0.00	0.00
2A6	117,806,000.00	1.280000	1.280000	125,659.73	0.00	125,659.73	0.00	125,659.73	0.00	0.00
2A7	641,000.00	6.000000	6.000000	3,205.00	0.00	3,205.00	0.00	3,205.00	0.00	0.00
2X	249,986,208.00	0.426816	0.426816	88,915.17	0.00	88,915.17	0.00	88,915.17	0.00	0.00
PO1	668,988.00	0.000000	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
AR	100.00	6.000000	6.000000	0.50	0.00	0.50	0.00	0.50	0.00	0.00
M1	15,299,400.00	6.208329	6.208329	79,153.10	0.00	79,153.10	0.00	79,153.10	0.00	0.00
M2	1,799,900.00	6.208329	6.208329	9,311.98	0.00	9,311.98	0.00	9,311.98	0.00	0.00
M3	4,799,900.00	6.208329	6.208329	24,832.80	0.00	24,832.80	0.00	24,832.80	0.00	0.00
M4	899,900.00	6.208329	6.208329	4,655.73	0.00	4,655.73	0.00	4,655.73	0.00	0.00
B1	3,299,900.00	6.208329	6.208329	17,072.39	0.00	17,072.39	0.00	17,072.39	0.00	0.00
B2	900,000.00	6.208329	6.208329	4,656.25	0.00	4,656.25	0.00	4,656.25	0.00	0.00
B3	3,299,900.00	6.208329	6.208329	17,072.39	0.00	17,072.39	0.00	17,072.39	0.00	0.00
B4	2,099,900.00	6.208329	6.208329	10,864.06	0.00	10,864.06	0.00	10,864.06	0.00	0.00
B5	2,099,955.12	6.208329	6.208329	10,864.34	0.00	10,864.34	0.00	10,864.34	0.00	0.00
Totals	599,978,354.12			3,286,723.76	0.00	3,286,723.76	0.00	3,286,723.76	0.00	0.00



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Alternative Loan Trust 2006-40T1
Mortgage Pass-Through Certificates, Series 2006-40T1

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 (%)
1A1	02148KAA2	14,817,000.00	1,000.000000000	0.000000000	5.000000000	1,000.000000000	6.000000
1A2	02148KAB0	49,254,000.00	1,000.000000000	14.550000000	5.000000000	985.450000000	6.000000
1A3	02148KAC8	100,000,000.00	1,000.000000000	24.663524660	4.891666667	975.336475340	5.870000
1A4	02148KAD6	100,000,000.00	1,000.000000000	0.000000000	0.108333333	975.336475340	0.130000
1A5	02148KAE4	81,400,000.00	1,000.000000000	21.154960115	5.000000000	978.845039885	6.000000
1A6	02148KAF1	4,704,374.00	1,000.000000000	0.000000000	5.000000000	1,000.000000000	6.000000
1A7	02148KAG9	4,925,374.00	1,000.000000000	14.548895170	5.000000000	985.451104830	6.000000
1A8	02148KAH7	416,666.00	1,000.000000000	0.000000000	5.000000000	972.508179884	6.000000
1A9	02148KAJ3	10,000,000.00	1,000.000000000	27.493376129	4.766666667	972.506623871	5.720000
1A10	02148KAK0	10,000,000.00	1,000.000000000	0.000000000	0.025000000	972.506623871	0.030000
1A11	02148KAL8	50,000,000.00	1,000.000000000	18.809571837	5.000000000	981.190428163	6.000000
1A12	02148KAM6	994,862.00	1,000.000000000	0.000000000	5.000000000	1,000.000000000	6.000000
1A13	02148KAN4	13,102,900.00	1,000.000000000	0.000000000	5.000000000	1,000.000000000	6.000000
1A14	02148KAP9	0.00	0.000000000	0.000000000	0.000000000	0.000000000	6.000000
1X	02148KAY0	331,920,212.00	1,000.000000000	0.000000000	0.292542684	981.342848202	0.351051
2A1	02148KAQ7	100,000,000.00	1,000.000000000	26.644904191	5.000000000	973.355095809	6.000000
2A2	02148KAR5	5,750,000.00	1,000.000000000	26.644904191	5.000000000	973.355095809	6.000000
2A3	02148KAS3	275,001.00	1,000.000000000	0.000000000	5.000000000	1,000.000000000	6.000000
2A4	02148KAT1	11,140,000.00	1,000.000000000	0.000000000	5.000000000	1,000.000000000	6.000000
2A5	02148KAU8	117,806,000.00	1,000.000000000	23.918124665	4.766666667	976.081875335	5.720000
2A6	02148KAV6	117,806,000.00	1,000.000000000	0.000000000	1.066666667	976.081875335	1.280000
2A7	02148KAW4	641,000.00	1,000.000000000	0.000000000	5.000000000	1,000.000000000	6.000000
2X	02148KAZ7	249,986,208.00	1,000.000000000	0.000000000	0.355680285	977.433421207	0.426816
PO1	02148KBA1	668,988.00	1,000.000000000	0.472086741	0.000000000	999.527913259	0.000000
AR	02148KAX2	100.00	1,000.000000000	1,000.000000000	5.000000000	0.000000000	6.000000
M1	02148KBB9	15,299,400.00	1,000.000000000	0.483090031	5.173607799	999.516909969	6.208329
M2	02148KBC7	1,799,900.00	1,000.000000000	0.483090031	5.173607799	999.516909969	6.208329
M3	02148KBD5	4,799,900.00	1,000.000000000	0.483090031	5.173607799	999.516909969	6.208329
M4	02148KBE3	899,900.00	1,000.000000000	0.483090031	5.173607799	999.516909969	6.208329
B1	02148KBF0	3,299,900.00	1,000.000000000	0.483090031	5.173607799	999.516909969	6.208329
B2	02148KBG8	900,000.00	1,000.000000000	0.483090031	5.173607799	999.516909969	6.208329
B3	02148KBH6	3,299,900.00	1,000.000000000	0.483090031	5.173607799	999.516909969	6.208329
B4	02148KBJ2	2,099,900.00	1,000.000000000	0.483090031	5.173607799	999.516909969	6.208329
B5	02148KBK9	2,099,955.12	1,000.000000000	0.483069110	5.173607799	999.516909968	6.208329
Totals		599,978,354.12	1,000.000000000	19.741648876	5.478070563	980.258351041	



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CWALT, Inc.
Alternative Loan Trust 2006-40T1
Mortgage Pass-Through Certificates, Series 2006-40T1

Pool Level Data

Distribution Date		12/26/06
Cut-off Date		11/01/06
Record Date		11/30/06
Determination Date		12/22/06
LIBOR Determination Date		11/24/06
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

	<u>Group I</u>	<u>Group II</u>	<u>Total</u>
Original Aggregate Loan Count	511	368	879
Original Stated Principal Balance	349,992,146.06	249,986,208.06	599,978,354.12
Original Weighted Average Mortgage Rate	6.53226%	7.13931%	
Original Weighted Average Net Mortgage Rate	6.32146%	6.92682%	
Original Weighted Average Remaining Term	359	359	

Current Mortgage Loan Details

	<u>Group I</u>	<u>Group II</u>	<u>Total</u>
Beginning Aggregate Loan Count	511	368	879
Loans Paid Off or otherwise removed pursuant to the PSA	<u>5</u>	<u>5</u>	<u>10</u>
Ending Aggregate Loan Count	506	363	869
Beginning Pool Stated Principal Balance	349,992,146.06	249,986,208.06	599,978,354.12
Scheduled Principal	186,443.90	103,240.13	289,684.03
Unscheduled Principal	6,016,784.64	5,538,093.39	11,554,878.03
Realized Principal Losses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Ending Pool Stated Principal Balance	343,788,917.52	244,344,874.54	588,133,792.06



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Weighted Averages

	<u>Group I</u>	<u>Group II</u>
Beginning Weighted Average Mortgage Rate	6.53226%	7.13931%
Beginning Weighted Average Net Mortgage Rate	6.32146%	6.92682%
Ending Weighted Average Mortgage Rate	6.52876%	7.12993%
Ending Weighted Average Net Mortgage Rate	6.31792%	6.91735%
Beginning Weighted Average Remaining Term to Maturity	359	359
Ending Weighted Average Remaining Term to Maturity	358	358

Loan Substitution

	<u>Group I</u>	<u>Group II</u>	<u>Total</u>
Aggregate Stated of Principal Balances Removed	0.00	0.00	0.00
Aggregate Stated of Principal Balance Added	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Aggregate Principal Substitution Shortfall Amount	0.00	0.00	0.00

Fees of the Trust

	<u>Group I</u>	<u>Group II</u>	<u>Total</u>
Gross Master Servicing Fee	58,332.02	41,664.37	99,996.39
Net Master Servicing Fee	58,332.02	41,664.37	99,996.39
Trustee Fee	2,624.94	1,874.90	4,499.84
Lpmi	<u>525.51</u>	<u>727.71</u>	<u>1,253.21</u>
Total Net Loan Fees	61,482.47	44,266.97	105,749.44

Servicer Advances

	<u>Group I</u>	<u>Group II</u>	<u>Total</u>
Principal Advances	0.00	1,561.65	1,561.65
Interest Advances	3,043.36	11,871.93	14,915.29
Reimbursement for Principal & Interest Advances	0.00	0.00	0.00
Reimbursement for Nonrecoverable Advances	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Advances	3,043.36	13,433.58	16,476.94



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Mortgage Prepayment Details

	<u>Group I</u>	<u>Group II</u>	<u>Total</u>
Principal Balance of Loans Paid in Full	5,940,364.16	5,531,683.24	11,472,047.40
Prepayment Interest Excess	0.00	0.00	0.00
Prepayment Interest Shortfall	0.00	0.00	0.00
Compensating Interest	0.00	0.00	0.00
Non-Supported Prepayment Interest Shortfall	0.00	0.00	0.00
CPR %	18.79555%	23.58142%	
SMM %	1.72004%	2.21627%	

Net Interest Shortfalls

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

NAS Principal Distribution Amount

Shift Percentage	0.00000%
Class 1-A-1 Priority Percentage	15.98514%
Class 1-A-1 Priority Amount	0.00
Class 1-A-13 Priority Percentage	9.42532%
Class 1-A-13 Priority Amount	0.00



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Delinquency Information

Delinquency Info		Group 1		Group 2		Total	
30-59 Days	Balance	551,250.00	0.16035%	1,968,876.46	0.80578%	2,520,126.46	0.42850%
	Loan Count	1	0.19763%	3	0.82645%	4	0.46030%
60-89 Days	Balance	0.00	0.00000%	0.00	0.00000%	0.00	0.00000%
	Loan Count	0	0.00000%	0	0.00000%	0	0.00000%
90+ Days	Balance	0.00	0.00000%	0.00	0.00000%	0.00	0.00000%
	Loan Count	0	0.00000%	0	0.00000%	0	0.00000%
Total	Balance	551,250.00	0.16035%	1,968,876.46	0.80578%	2,520,126.46	0.42850%
	Loan Count	1	0.19763%	3	0.82645%	4	0.46030%

Foreclosure Info		Group 1		Group 2		Total	
30-59 Days	Balance	0.00	0.00000%	0.00	0.00000%	0.00	0.00000%
	Loan Count	0	0.00000%	0	0.00000%	0	0.00000%
60-89 Days	Balance	0.00	0.00000%	0.00	0.00000%	0.00	0.00000%
	Loan Count	0	0.00000%	0	0.00000%	0	0.00000%
90+ Days	Balance	0.00	0.00000%	0.00	0.00000%	0.00	0.00000%
	Loan Count	0	0.00000%	0	0.00000%	0	0.00000%
Total	Balance	0.00	0.00000%	0.00	0.00000%	0.00	0.00000%
	Loan Count	0	0.00000%	0	0.00000%	0	0.00000%

Bankruptcy Info		Group 1		Group 2		Total	
30-59 Days	Balance	0.00	0.00000%	0.00	0.00000%	0.00	0.00000%
	Loan Count	0	0.00000%	0	0.00000%	0	0.00000%
60-89 Days	Balance	0.00	0.00000%	0.00	0.00000%	0.00	0.00000%
	Loan Count	0	0.00000%	0	0.00000%	0	0.00000%
90+ Days	Balance	0.00	0.00000%	0.00	0.00000%	0.00	0.00000%
	Loan Count	0	0.00000%	0	0.00000%	0	0.00000%
Total	Balance	0.00	0.00000%	0.00	0.00000%	0.00	0.00000%
	Loan Count	0	0.00000%	0	0.00000%	0	0.00000%



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REO Info		Group 1		Group 2		Total	
30-59 Days	Balance	0.00	0.00000%	0.00	0.00000%	0.00	0.00000%
	Loan Count	0	0.00000%	0	0.00000%	0	0.00000%
60-89 Days	Balance	0.00	0.00000%	0.00	0.00000%	0.00	0.00000%
	Loan Count	0	0.00000%	0	0.00000%	0	0.00000%
90+ Days	Balance	0.00	0.00000%	0.00	0.00000%	0.00	0.00000%
	Loan Count	0	0.00000%	0	0.00000%	0	0.00000%
Total	Balance	0.00	0.00000%	0.00	0.00000%	0.00	0.00000%
	Loan Count	0	0.00000%	0	0.00000%	0	0.00000%

Totals for Foreclosure Bankruptcy, REO		Group 1		Group 2		Total	
All	Balance	0.00	0.00000%	0.00	0.00000%	0.00	0.00000%
	Loan Count	0	0.00000%	0	0.00000%	0	0.00000%

Totals for Foreclosure,REO Bankruptcy, Delinquency		Group 1		Group 2		Total	
All	Balance	551,250.00	0.16035%	1,968,876.46	0.80578%	2,520,126.46	0.42850%
	Loan Count	1	0.19763%	3	0.82645%	4	0.46030%

60+ Delinquency, Foreclosure, Bankruptcy & REO Totals

	Group I	Group II	Total
Current	0.00	0.00	0.00
One-Month Prior	0.00	0.00	0.00
Two-Month Prior	0.00	0.00	0.00
Three-Month Prior	0.00	0.00	0.00
Four-Month Prior	0.00	0.00	0.00
Five-Month Prior	0.00	0.00	0.00
60+ Delinquency Average	0.00	0.00	0.00
Passing Delinquency Trigger Test			YES



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Realized Loss Detail

	<u>Group I</u>	<u>Group II</u>	<u>Total</u>
Current Period Realized Losses	0.00	0.00	0.00
Cumulative Realized Losses	0.00	0.00	0.00
Total Liquidated Loan Balance	0.00	0.00	0.00
Total Liquidated Proceeds	0.00	0.00	0.00
Subsequent Recoveries	0.00	0.00	0.00
Loss Test Pass ?			YES

<u>Loan ID</u>	<u>Liquidation Balance</u>	<u>Liquidation Proceeds</u>	<u>Realized Loss</u>
<u>Group I</u>	N/A		
<u>Group II</u>	N/A		



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Servicer Remittance Summary

Interest

	<u>Group I</u>	<u>Group II</u>	<u>Total</u>
Scheduled Interest Collected	1,905,199.11	1,487,274.03	3,392,473.14
Plus: Compensating Interest	0.00	0.00	0.00
Less: Master Servicer Fee	58,332.02	41,664.37	99,996.39
Less: Mortgage Loan Premiums	525.51	727.71	1,253.21
Less: Excess Master Servicing Fee	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Interest Available	1,846,341.58	1,444,881.96	3,291,223.54

Principal

	<u>Group I</u>	<u>Group II</u>	<u>Total</u>
Scheduled Principal	186,443.90	103,240.13	289,684.03
Paid in Full Principal	5,940,364.16	5,531,683.24	11,472,047.40
Curtailment Principal	76,420.48	6,410.15	82,830.63
Liquidation Principal	0.00	0.00	0.00
Repurchased Principal	0.00	0.00	0.00
Substitution Adjustment Principal	0.00	0.00	0.00
Unanticipated Principal Recoveries	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Principal Available	<u>6,203,228.54</u>	<u>5,641,333.52</u>	<u>11,844,562.06</u>

Other Amounts

	<u>Group I</u>	<u>Group II</u>	<u>Total</u>
Prepayment Penalties	0.00	0.00	0.00
Other Required Amounts	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Other Remittance Amounts	0.00	0.00	0.00

Total Servicer Remittance	8,049,570.12	7,086,215.48	15,135,785.60
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Alternative Loan Trust 2006-40T1
Mortgage Pass-Through Certificates, Series 2006-40T1

Distribution Summary

Amounts Available for Distribution

Total Servicer Remittance	15,135,785.60
Corridor Contract Proceeds Needed	0.00
Capitalized Interest	0.00
Supplemental Loan Deposit	0.00
Other Amounts	0.00
Total Amounts Available	15,135,785.60

Distribution Payments

Trustee Fee	4,499.84
Class Payments	<u>15,131,285.76</u>
Total Payments	15,135,785.60

Trust Accounts

Distribution Account

Beginning Balance	0.00
Deposits	15,135,785.60
Withdrawals	<u>15,135,785.60</u>
Ending Balance	0.00

Supplemental Loan Account

Beginning Balance	0.00
Supplemental Transfer	<u>0.00</u>
Ending Balance	0.00



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Capitalized Interest Account

Beginning Balance	0.00
Capitalized Interest Requirement	<u>0.00</u>
Ending Balance	0.00

Corridor Contract Reserve Fund

Beginnning Balance	1,000.00
Deposits	0.00
Withdrawals	<u>0.00</u>
Ending Balance	1,000.00

Yield Supplemental Amount Details

One-Month Libor Rate	5.32000%
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Yield Supplemental Amounts

<u>Class</u>	<u>Beginning Balance</u>	<u>Current Period Amount</u>	<u>Amount Paid</u>	<u>Ending Amount</u>
1A3	0.00	0.00	0.00	0.00
1A9	0.00	0.00	0.00	0.00

Corridor Contract Amounts Available

<u>Contract</u>	<u>Beginning Amount</u>	<u>Current Period Amount</u>	<u>Ending Amount</u>
1A3	0.00	0.00	0.00
1A9	0.00	0.00	0.00



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Senior Principal Distribution Amounts

PO Principal Amounts

	<u>Group I</u>	<u>Group II</u>	<u>Total</u>
Beginning PO Balance	668,988.33	0.00	668,988.33
PO Scheduled Principal	197.15	0.00	197.15
PO Prepayments & Recoveries	118.67	0.00	118.67
PO Liquidation Principal	0.00	0.00	0.00
PO Principal Loss	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Ending PO Balance	668,672.51	0.00	668,672.51

NON-PO Principal Amounts

	<u>Group I</u>	<u>Group II</u>	<u>Total</u>
Beginning Non-PO Balance	349,323,157.73	249,986,208.06	599,309,365.79
Non-PO Scheduled Principal	186,246.75	103,240.13	289,486.88
Non-PO Prepayments & Recoveries	6,016,665.97	5,538,093.39	11,554,759.36
Non-PO Liquidation Principal	0.00	0.00	0.00
Non-PO Principal Loss	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Ending Non-PO Balance	343,120,245.01	244,344,874.54	587,465,119.55

Principal Distribution Amounts

Senior and Subordinate Percentages

	<u>Group I</u>	<u>Group II</u>
Senior Percentage Original	94.23899%	94.25000%
Senior Prepayment Percentage Original	100.00000%	100.00000%
Senior Percentage	94.23899%	94.25000%
Senior Prepayment Percentage	100.00000%	100.00000%
Subordinate Percentages	5.76101%	5.75000%
Subordinate Prepayment Percentage	0.00000%	0.00000%

Principal Distribution Amounts

	<u>Group I</u>	<u>Group II</u>	<u>Total</u>
Senior Principal Distribution Amount	6,192,183.02	5,635,397.21	11,827,580.23
Subordinate Principal Distribution Amount			16,666.00
PO Principal Distribution Amount	<u>315.82</u>	<u>0.00</u>	<u>315.82</u>
Total Principal Distribution Amount	6,209,164.85	5,635,397.21	11,844,562.06



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Credit Enhancements

Subordination

Credit Support

	<u>Original</u>	<u>Current</u>
Class A	565,479,599.00	553,651,702.94
Class A Percentage	94.250000%	94.137033%
Class M1	15,299,400.00	15,292,009.01
Class M1 Percentage	2.549992%	2.600090%
Class M2	1,799,900.00	1,799,030.49
Class M2 Percentage	0.299994%	0.305888%
Class M3	4,799,900.00	4,797,581.22
Class M3 Percentage	0.800012%	0.815730%
Class M4	899,900.00	899,465.27
Class M4 Percentage	0.149989%	0.152935%
Class B1	3,299,900.00	3,298,305.85
Class B1 Percentage	0.550003%	0.560809%
Class B2	900,000.00	899,565.22
Class B2 Percentage	0.150005%	0.152952%
Class B3	3,299,900.00	3,298,305.85
Class B3 Percentage	0.550003%	0.560809%
Class B4	2,099,900.00	2,098,885.56
Class B4 Percentage	0.349996%	0.356872%
Class B5	2,099,955.12	2,098,940.65
Class B5 Percentage	0.350005%	0.356881%



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Stratification Tables

Group I

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	0	0.000	0.00	0.000
50,000.00	- 75,000.00	0	0.000	0.00	0.000
75,000.00	- 100,000.00	0	0.000	0.00	0.000
100,000.00	- 125,000.00	0	0.000	0.00	0.000
125,000.00	- 150,000.00	0	0.000	0.00	0.000
150,000.00	- 175,000.00	0	0.000	0.00	0.000
175,000.00	- 200,000.00	0	0.000	0.00	0.000
200,000.00	- 225,000.00	0	0.000	0.00	0.000
225,000.00	- 250,000.00	0	0.000	0.00	0.000
250,000.00	- 275,000.00	0	0.000	0.00	0.000
275,000.00	- 300,000.00	0	0.000	0.00	0.000
300,000.00	- 325,000.00	0	0.000	0.00	0.000
325,000.00	- 350,000.00	0	0.000	0.00	0.000
350,000.00	- 375,000.00	0	0.000	0.00	0.000
375,000.00	- 400,000.00	0	0.000	0.00	0.000
400,000.00	- 425,000.00	13	2.569	5,487,245.86	1.596
425,000.00	- 450,000.00	46	9.091	20,232,640.39	5.885
450,000.00	- 475,000.00	44	8.696	20,313,279.08	5.909
475,000.00	- 500,000.00	58	11.462	28,295,382.65	8.230
500,000.00	- 525,000.00	37	7.312	18,974,251.89	5.519
525,000.00	- 550,000.00	39	7.708	20,963,648.22	6.098
550,000.00	- 575,000.00	40	7.905	22,413,909.67	6.520
575,000.00	- 600,000.00	36	7.115	21,305,142.26	6.197
600,000.00	- 625,000.00	15	2.964	9,209,622.34	2.679
625,000.00	- 650,000.00	33	6.522	21,163,796.06	6.156
650,000.00	- 675,000.00	10	1.976	6,703,666.47	1.950
675,000.00	- 700,000.00	5	0.988	3,475,818.97	1.011
700,000.00	- 725,000.00	10	1.976	7,149,617.64	2.080
725,000.00	- 750,000.00	7	1.383	5,181,982.87	1.507
750,000.00	- 775,000.00	3	0.593	2,293,560.75	0.667
775,000.00	- 800,000.00	11	2.174	8,696,956.30	2.530
>	800,000.00	99	19.565	121,928,396.10	35.466
Wgt Ave / Total:		506	100.000	343,788,917.52	100.000

Group II



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<u>Update Face</u>		<u>Number of Items</u>	<u>Percent of Items</u>	<u>Principal Balance</u>	<u>Percent of Balance</u>
< =	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	0	0.000	0.00	0.000
50,000.00 -	75,000.00	0	0.000	0.00	0.000
75,000.00 -	100,000.00	0	0.000	0.00	0.000
100,000.00 -	125,000.00	0	0.000	0.00	0.000
125,000.00 -	150,000.00	0	0.000	0.00	0.000
150,000.00 -	175,000.00	0	0.000	0.00	0.000
175,000.00 -	200,000.00	0	0.000	0.00	0.000
200,000.00 -	225,000.00	0	0.000	0.00	0.000
225,000.00 -	250,000.00	0	0.000	0.00	0.000
250,000.00 -	275,000.00	0	0.000	0.00	0.000
275,000.00 -	300,000.00	0	0.000	0.00	0.000
300,000.00 -	325,000.00	0	0.000	0.00	0.000
325,000.00 -	350,000.00	0	0.000	0.00	0.000
350,000.00 -	375,000.00	0	0.000	0.00	0.000
375,000.00 -	400,000.00	0	0.000	0.00	0.000
400,000.00 -	425,000.00	8	2.204	3,373,642.45	1.381
425,000.00 -	450,000.00	39	10.744	17,105,681.43	7.001
450,000.00 -	475,000.00	37	10.193	17,067,526.69	6.985
475,000.00 -	500,000.00	35	9.642	17,012,944.99	6.963
500,000.00 -	525,000.00	36	9.917	18,509,148.98	7.575
525,000.00 -	550,000.00	32	8.815	17,232,402.99	7.052
550,000.00 -	575,000.00	20	5.510	11,185,234.10	4.578
575,000.00 -	600,000.00	29	7.989	17,140,300.04	7.015
600,000.00 -	625,000.00	14	3.857	8,583,794.50	3.513
625,000.00 -	650,000.00	19	5.234	12,276,981.61	5.024
650,000.00 -	675,000.00	4	1.102	2,664,777.50	1.091
675,000.00 -	700,000.00	9	2.479	6,270,013.70	2.566
700,000.00 -	725,000.00	9	2.479	6,417,861.99	2.627
725,000.00 -	750,000.00	6	1.653	4,458,969.41	1.825
750,000.00 -	775,000.00	5	1.377	3,830,245.05	1.568
775,000.00 -	800,000.00	8	2.204	6,319,911.91	2.586
>	800,000.00	53	14.601	74,895,437.20	30.652
Wgt Ave / Total:		363	100.000	244,344,874.54	100.000

Group I

<u>Issuance Coupon</u>		<u>Number of Items</u>	<u>Percent of Items</u>	<u>Principal Balance</u>	<u>Percent of Balance</u>
< =	5.0	0	0.000	0.00	0.000
5.0 -	5.5	1	0.198	604,980.01	0.176
5.5 -	6.0	15	2.964	12,133,591.44	3.529
6.0 -	6.5	262	51.779	171,905,710.23	50.003
6.5 -	7.0	228	45.059	159,144,635.84	46.291
7.0 -	7.5	0	0.000	0.00	0.000



101 Barclay St, 4 West
New York, NY 10286

Officer: Michael Cerchio
212.815.6314
Associate: Steven Chrysanthis
212.815.8318

CWALT, Inc.
Alternative Loan Trust 2006-40T1
Mortgage Pass-Through Certificates, Series 2006-40T1

Issuance Coupon			Number of Items	Percent of Items	Principal Balance	Percent of Balance
7.5	-	8.0	0	0.000	0.00	0.000
8.0	-	8.5	0	0.000	0.00	0.000
8.5	-	9.0	0	0.000	0.00	0.000
9.0	-	9.5	0	0.000	0.00	0.000
9.5	-	10.0	0	0.000	0.00	0.000
10.0	-	10.5	0	0.000	0.00	0.000
10.5	-	11.0	0	0.000	0.00	0.000
11.0	-	11.5	0	0.000	0.00	0.000
11.5	-	12.0	0	0.000	0.00	0.000
12.0	-	12.5	0	0.000	0.00	0.000
>		12.5	0	0.000	0.00	0.000
Wgt Ave / Total:			506	100.000	343,788,917.52	100.000

Group II

Issuance Coupon			Number of Items	Percent of Items	Principal Balance	Percent of Balance
<=		5.0	0	0.000	0.00	0.000
5.0	-	5.5	0	0.000	0.00	0.000
5.5	-	6.0	0	0.000	0.00	0.000
6.0	-	6.5	0	0.000	0.00	0.000
6.5	-	7.0	197	54.270	132,621,387.70	54.276
7.0	-	7.5	133	36.639	87,702,658.18	35.893
7.5	-	8.0	28	7.713	18,974,217.81	7.765
8.0	-	8.5	4	1.102	4,347,378.44	1.779
8.5	-	9.0	1	0.275	699,232.41	0.286
9.0	-	9.5	0	0.000	0.00	0.000
9.5	-	10.0	0	0.000	0.00	0.000
10.0	-	10.5	0	0.000	0.00	0.000
10.5	-	11.0	0	0.000	0.00	0.000
11.0	-	11.5	0	0.000	0.00	0.000
11.5	-	12.0	0	0.000	0.00	0.000
12.0	-	12.5	0	0.000	0.00	0.000
>		12.5	0	0.000	0.00	0.000
Wgt Ave / Total:			363	100.000	244,344,874.54	100.000

Group I

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	1	0.198	892,649.42	0.260
300	-	360	505	99.802	342,896,268.10	99.740



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Alternative Loan Trust 2006-40T1
Mortgage Pass-Through Certificates, Series 2006-40T1

<u>Update Term</u>	Number of Items	Percent of Items	Principal Balance	Percent of Balance
> 360	0	0.000	0.00	0.000
Wgt Ave / Total:	506	100.000	343,788,917.52	100.000

Group II

<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	363	100.000	244,344,874.54	100.000
> 360	0	0.000	0.00	0.000
Wgt Ave / Total:	363	100.000	244,344,874.54	100.000