

Structured Asset Securities Corporation
Mortgage Pass-Through Certificates
Series 2006-BC4

Contact: Customer Service - CTSLink
Wells Fargo Bank, N.A.
Securities Administration Services
8480 Stagecoach Circle
Frederick, MD 21701-4747
www.ctslink.com
Telephone: 1-866-846-4526
Fax: 240-586-8675

22-Jan-2010 9:32:27PM

Certificateholder Distribution Summary

Class	CUSIP	Record Date	Certificate Pass-Through Rate	Beginning Certificate Balance	Interest Distribution	Principal Distribution	Current Realized Loss	Ending Certificate Balance	Total Distribution	Cumulative Realized Losses
A1	86359RAA4	01/22/2010	0.39125 %	271,873,146.20	82,732.51	3,140,163.18	0.00	268,732,983.03	3,222,895.69	0.00
A2	86359RAB2	01/22/2010	0.28125 %	81,271,898.23	17,778.23	4,752,084.75	0.00	76,519,813.48	4,769,862.98	0.00
A3	86359RAC0	01/22/2010	0.34125 %	76,519,000.00	20,309.42	0.00	0.00	76,519,000.00	20,309.42	0.00
A4	86359RAD8	01/22/2010	0.40125 %	180,880,000.00	56,449.63	0.00	0.00	180,880,000.00	56,449.63	0.00
A5	86359RAE6	01/22/2010	0.54125 %	71,715,000.00	30,190.02	0.00	0.00	71,715,000.00	30,190.02	0.00
M1	86359RAF3	01/22/2010	0.47125 %	61,488,000.00	22,537.06	0.00	0.00	61,488,000.00	22,537.06	0.00
M2	86359RAG1	01/22/2010	0.52125 %	53,605,000.00	21,732.36	0.00	0.00	53,605,000.00	21,732.36	0.00
M3	86359RAH9	01/22/2010	0.56125 %	13,713,367.62	5,986.27	0.00	5,149,807.82	8,563,559.80	5,986.27	18,814,518.91
M4	86359RAJ5	01/22/2010	0.61125 %	0.00	0.00	0.00	0.00	0.00	0.00	24,438,000.01
M5	86359RAK2	01/22/2010	0.63125 %	0.00	0.00	0.00	0.00	0.00	0.00	18,131,000.00
M6	86359RAL0	01/22/2010	0.70125 %	0.00	0.00	0.00	0.00	0.00	0.00	18,131,000.00
M7	86359RAM8	01/22/2010	1.13125 %	0.00	0.00	0.00	0.00	0.00	0.00	14,978,000.00
M8	86359RAN6	01/22/2010	1.63125 %	0.00	0.00	0.00	0.00	0.00	0.00	12,613,000.00
M9	86359RAP1	01/22/2010	2.73125 %	0.00	0.00	0.00	0.00	0.00	0.00	15,766,000.01
B	86359RAQ9	01/22/2010	2.73125 %	0.00	0.00	0.00	0.00	0.00	0.00	18,919,000.00
P	SAC06BC4P	12/31/2009	0.00000 %	100.00	0.00	0.00	0.00	100.00	0.00	0.00
X	SAC06BC4X	12/31/2009	0.00000 %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
R	SAC06BC4R	12/31/2009	0.00000 %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LT-R	SAC06BCLR	12/31/2009	0.00000 %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals				811,065,512.05	257,715.50	7,892,247.93	5,149,807.82	798,023,456.31	8,149,963.43	141,790,518.93

As Master Servicer, Wells Fargo Bank, N.A. has independently calculated collateral information based on loan level data received from external parties, which may include the Servicers, Issuer and other parties to the transaction. Wells Fargo Bank, N.A. expressly disclaims any responsibility for the accuracy or completeness of information furnished to it by those third parties.

All Record Dates are based upon the governing documents and logic set forth as of closing.

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Principal Distribution Statement

Class	Original Face Amount	Beginning Certificate Balance	Scheduled Principal Distribution	Unscheduled Principal Distribution	Accretion	Realized Loss	Total Principal Reduction	Ending Certificate Balance	Ending Certificate Percentage	Total Principal Distribution
A1	506,787,000.00	271,873,146.20	0.00	3,140,163.18	0.00	0.00	3,140,163.18	268,732,983.03	0.53026811	3,140,163.18
A2	446,678,000.00	81,271,898.23	0.00	4,752,084.75	0.00	0.00	4,752,084.75	76,519,813.48	0.17130867	4,752,084.75
A3	76,519,000.00	76,519,000.00	0.00	0.00	0.00	0.00	0.00	76,519,000.00	1.00000000	0.00
A4	180,880,000.00	180,880,000.00	0.00	0.00	0.00	0.00	0.00	180,880,000.00	1.00000000	0.00
A5	71,715,000.00	71,715,000.00	0.00	0.00	0.00	0.00	0.00	71,715,000.00	1.00000000	0.00
M1	61,488,000.00	61,488,000.00	0.00	0.00	0.00	0.00	0.00	61,488,000.00	1.00000000	0.00
M2	53,605,000.00	53,605,000.00	0.00	0.00	0.00	0.00	0.00	53,605,000.00	1.00000000	0.00
M3	27,591,000.00	13,713,367.62	0.00	0.00	0.00	5,149,807.82	5,149,807.82	8,563,559.80	0.31037512	0.00
M4	24,438,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000	0.00
M5	18,131,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000	0.00
M6	18,131,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000	0.00
M7	14,978,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000	0.00
M8	12,613,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000	0.00
M9	15,766,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000	0.00
B	18,919,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000	0.00
P	100.00	100.00	0.00	0.00	0.00	0.00	0.00	100.00	1.00000000	0.00
X	28,379,375.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000	0.00
R	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000	0.00
LT-R	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000	0.00
Totals	1,576,618,475.55	811,065,512.05	0.00	7,892,247.93	0.00	5,149,807.82	13,042,055.75	798,023,456.31	0.50616143	7,892,247.93

NOTE: Accretion amount also includes Net Negative Amortization, if applicable.

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Principal Distribution Factors Statement

Class	Original Face Amount	Beginning Certificate Balance	Scheduled Principal Distribution	Unscheduled Principal Distribution	Accretion	Realized Loss	Total Principal Reduction	Ending Certificate Balance	Ending Certificate Percentage	Total Principal Distribution
A1	506,787,000.00	536.46432564	0.00000000	6.19621888	0.00000000	0.00000000	6.19621888	530.26810678	0.53026811	6.19621888
A2	446,678,000.00	181.94739439	0.00000000	10.63872577	0.00000000	0.00000000	10.63872577	171.30866862	0.17130867	10.63872577
A3	76,519,000.00	1000.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	1000.00000000	1.00000000	0.00000000
A4	180,880,000.00	1000.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	1000.00000000	1.00000000	0.00000000
A5	71,715,000.00	1000.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	1000.00000000	1.00000000	0.00000000
M1	61,488,000.00	1000.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	1000.00000000	1.00000000	0.00000000
M2	53,605,000.00	1000.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	1000.00000000	1.00000000	0.00000000
M3	27,591,000.00	497.02321844	0.00000000	0.00000000	0.00000000	186.64810337	186.64810337	310.37511507	0.31037512	0.00000000
M4	24,438,000.00	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
M5	18,131,000.00	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
M6	18,131,000.00	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
M7	14,978,000.00	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
M8	12,613,000.00	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
M9	15,766,000.00	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
B	18,919,000.00	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
P	100.00	1000.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	1000.00000000	1.00000000	0.00000000
X	28,379,375.55	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
R	0.00	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
LT-R	0.00	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000

NOTE: Accretion amount also includes Net Negative Amortization, if applicable.

NOTE: All classes per \$1,000 denomination.

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Interest Distribution Statement

Class	Accrual Dates	Accrual Days	Current Certificate Rate	Beginning Certificate/ Notional Balance	Current Accrued Interest	Payment of Unpaid Interest Shortfall(1)	Current Interest Shortfall(1)	Non-Supported Interest Shortfall	Total Interest Distribution	Remaining Unpaid Interest Shortfall(1)	Ending Certificate/ Notional Balance
A1	12/28/09 - 01/24/10	28	0.39125 %	271,873,146.20	82,732.51	0.00	0.00	0.00	82,732.51	0.00	268,732,983.03
A2	12/28/09 - 01/24/10	28	0.28125 %	81,271,898.23	17,778.23	0.00	0.00	0.00	17,778.23	0.00	76,519,813.48
A3	12/28/09 - 01/24/10	28	0.34125 %	76,519,000.00	20,309.42	0.00	0.00	0.00	20,309.42	0.00	76,519,000.00
A4	12/28/09 - 01/24/10	28	0.40125 %	180,880,000.00	56,449.63	0.00	0.00	0.00	56,449.63	0.00	180,880,000.00
A5	12/28/09 - 01/24/10	28	0.54125 %	71,715,000.00	30,190.02	0.00	0.00	0.00	30,190.02	0.00	71,715,000.00
M1	12/28/09 - 01/24/10	28	0.47125 %	61,488,000.00	22,537.06	0.00	0.00	0.00	22,537.06	0.00	61,488,000.00
M2	12/28/09 - 01/24/10	28	0.52125 %	53,605,000.00	21,732.36	0.00	0.00	0.00	21,732.36	0.00	53,605,000.00
M3	12/28/09 - 01/24/10	28	0.56125 %	13,713,367.62	5,986.27	0.00	0.00	0.00	5,986.27	0.00	8,563,559.80
M4	N/A	N/A	0.61125 %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
M5	N/A	N/A	0.63125 %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
M6	N/A	N/A	0.70125 %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
M7	N/A	N/A	1.13125 %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
M8	N/A	N/A	1.63125 %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
M9	N/A	N/A	2.73125 %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B	N/A	N/A	2.73125 %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
P	N/A	N/A	0.00000 %	100.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
X	N/A	N/A	0.00000 %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
R	N/A	N/A	0.00000 %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LT-R	N/A	N/A	0.00000 %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals					257,715.50	0.00	0.00	0.00	257,715.50	0.00	

(1) Amount also includes Coupon Cap or Basis Risk Shortfalls, if applicable.

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Interest Distribution Factors Statement

Class	Original Face Amount	Current Certificate Rate	Beginning Certificate/ Notional Balance	Current Accrued Interest	Payment of Unpaid Interest Shortfall(1)	Current Interest Shortfall(1)	Non-Supported Interest Shortfall	Total Interest Distribution	Remaining Unpaid Interest Shortfall(1)	Ending Certificate/ Notional Balance
A1	506,787,000.00	0.39125 %	536.46432564	0.16324908	0.00000000	0.00000000	0.00000000	0.16324908	0.00000000	530.26810678
A2	446,678,000.00	0.28125 %	181.94739439	0.03980100	0.00000000	0.00000000	0.00000000	0.03980100	0.00000000	171.30866862
A3	76,519,000.00	0.34125 %	1000.00000000	0.26541669	0.00000000	0.00000000	0.00000000	0.26541669	0.00000000	1000.00000000
A4	180,880,000.00	0.40125 %	1000.00000000	0.31208331	0.00000000	0.00000000	0.00000000	0.31208331	0.00000000	1000.00000000
A5	71,715,000.00	0.54125 %	1000.00000000	0.42097218	0.00000000	0.00000000	0.00000000	0.42097218	0.00000000	1000.00000000
M1	61,488,000.00	0.47125 %	1000.00000000	0.36652778	0.00000000	0.00000000	0.00000000	0.36652778	0.00000000	1000.00000000
M2	53,605,000.00	0.52125 %	1000.00000000	0.40541666	0.00000000	0.00000000	0.00000000	0.40541666	0.00000000	1000.00000000
M3	27,591,000.00	0.56125 %	497.02321844	0.21696459	0.00000000	0.00000000	0.00000000	0.21696459	0.00000000	310.37511507
M4	24,438,000.00	0.61125 %	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
M5	18,131,000.00	0.63125 %	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
M6	18,131,000.00	0.70125 %	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
M7	14,978,000.00	1.13125 %	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
M8	12,613,000.00	1.63125 %	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
M9	15,766,000.00	2.73125 %	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
B	18,919,000.00	2.73125 %	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
P	100.00	0.00000 %	1000.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	1000.00000000
X	28,379,375.55	0.00000 %	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
R	0.00	0.00000 %	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
LT-R	0.00	0.00000 %	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000

(1) Amount also includes Coupon Cap or Basis Risk Shortfalls, if applicable.

NOTE: All classes per \$1,000 denomination.

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Certificateholder Account Statement

CERTIFICATE ACCOUNT	
Beginning Balance	0.00
Deposits	
Payments of Interest and Principal	17,461,200.63
Reserve Funds and Credit Enhancements	0.00
Proceeds from Repurchased Loans	0.00
Servicer Advances	0.00
Gains & Subsequent Recoveries (Realized Losses)	(8,130,085.91)
Prepayment Penalties	0.00
Swap/Cap Payments	0.00
Total Deposits	9,331,114.72
Withdrawals	
Swap Payments	686,283.68
Reserve Funds and Credit Enhancements	0.00
Total Administration Fees	494,867.61
Payment of Interest and Principal	8,149,963.43
Total Withdrawals (Pool Distribution Amount)	9,331,114.72
Ending Balance	0.00

PREPAYMENT/CURTAILMENT INTEREST SHORTFALL	
Total Prepayment/Curtailment Interest Shortfall	0.00
Servicing Fee Support	0.00
Non-Supported Prepayment/Curtailment Interest Shortfall	0.00

ADMINISTRATION FEES	
Gross Servicing Fee	337,943.97
Credit Risk Manager's Fee - Clayton Fixed Income Svc	7,434.77
Primary Mortgage Insurance - MGIC Investment Corp.	98,802.90
Primary Mortgage Insurance - PMI Mortgage	50,685.97
Special Servicing Fee - Lehman Brothers, Inc.	0.00
Supported Prepayment/Curtailment Interest Shortfall	0.00
Total Administration Fees	494,867.61

Servicer Advances are calculated as delinquent scheduled principal and interest.

Reserve and Guaranty Funds				
Account Name	Beginning Balance	Current Withdrawals	Current Deposits	Ending Balance
Basis Risk Reserve Fund	1,000.00	0.00	0.00	1,000.00
Final Maturity Reserve Fund	1,000.00	0.00	0.00	1,000.00
Supplemental Interest Trust Account	0.00	0.00	0.00	0.00
Hedge Funds				
Account Name	Funds In (A)	Funds Out (B)	Net Amount (A - B)	
Interest Rate Cap Agreement - NATIXIS FINANCIAL	0.00	0.00	0.00	
Swap Agreement - NATIXIS FINANCIAL	33,490.50	719,774.18	(686,283.68)	

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Collateral Statement

Group	1	2	Total
Collateral Description	Fixed 15/30 & ARM	Fixed 15/30 & ARM	Fixed & Mixed ARM
Weighted Average Coupon Rate	7.632675	7.513771	7.560731
Weighted Average Net Rate	7.132675	7.013771	7.060731
Weighted Average Pass-Through Rate	7.132675	7.013771	7.060731
Weighted Average Remaining Term	323	329	326
Principal and Interest Constant	2,236,799.37	3,376,841.24	5,613,640.61
Beginning Loan Count	1,753	2,044	3,797
Loans Paid in Full	28	35	63
Ending Loan Count	1,725	2,009	3,734
Beginning Scheduled Balance	320,319,231.02	490,746,281.03	811,065,512.05
Ending Scheduled Balance	315,537,451.06	482,486,005.24	798,023,456.30
Actual Ending Collateral Balance	316,554,580.13	483,896,761.68	800,451,341.81
Scheduled Principal	199,388.85	304,045.11	503,433.96
Unscheduled Principal	4,582,391.11	7,956,230.68	12,538,621.79
Negative Amortized Principal	0.00	0.00	0.00
Scheduled Interest	2,037,410.52	3,072,796.13	5,110,206.65
Servicing Fees	133,466.35	204,477.62	337,943.97
Master Servicing Fees	0.00	0.00	0.00
Trustee Fee	0.00	0.00	0.00
FRY Amount	0.00	0.00	0.00
Special Hazard Fee	0.00	0.00	0.00
Other Fee	0.00	0.00	0.00
Pool Insurance Fee	0.00	0.00	0.00
Spread 1	35,775.02	63,027.88	98,802.90
Spread 2	15,081.70	35,604.27	50,685.97
Spread 3	0.00	0.00	0.00
Net Interest	1,853,598.44	2,769,686.36	4,623,284.80
Realized Loss Amount	2,824,848.77	5,305,237.14	8,130,085.91
Cumulative Realized Loss	102,708,169.50	151,372,131.29	254,080,300.79
Percentage of Cumulative Losses	16.4868	15.8730	16.1155
Prepayment Penalty Waived Amount	0.00	0.00	0.00
Prepayment Penalty Waived Count	0	0	0
Prepayment Penalty Paid Amount	0.00	0.00	0.00
Prepayment Penalty Paid Count	0	0	0
Special Servicing Fee	0.00	0.00	0.00

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www.ctslink.com
Telephone: 1-866-846-4526
Fax: 240-586-8675

Additional Reporting - Deal Level

Cash Reporting	
Monthly Excess Cashflow	2,857,311.13
Net Swap Payment - NATIXIS FINANCIAL	-686,283.68
Prepayment Premiums	0.00
Informational Reporting	
LIBOR	0.231250%
Pool 1 Net Funds Cap	6.355982%
Pool 2 Net Funds Cap	6.139874%
Subordinate Net Funds Cap	6.221155%
Senior Enhancement %	16.140687%
Structural Reporting	
Overcollateralization Amount	100.00
Overcollateralization Deficiency	28,379,275.55
Overcollateralization Floor	7,883,091.88
Target Overcollateralization Amount	28,379,375.55
Trigger Event Reporting	
Stepdown Date	NO
Initial Optional Termination Date	NO
Cumulative Loss Trigger Event	
Trigger Result	Fail
Calculated Value	15.808034%
Threshold Value	2.883333%
Delinquency Event	
Trigger Result	Fail
Calculated Value	52.587633%
Threshold Value	6.541497%

Structured Asset Securities Corporation
Mortgage Pass-Through Certificates
Series 2006-BC4

22-Jan-2010 9:32:27PM

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Delinquency Status - OTS Delinquency Calculation Method

DELINQUENT			BANKRUPTCY			FORECLOSURE			REO			TOTAL							
		No. of Loans	Actual Balance			No. of Loans	Actual Balance			No. of Loans	Actual Balance			No. of Loans	Actual Balance				
				0-29 Days	17	3,122,413.86	0-29 Days		0	0.00	0-29 Days		0	0.00	0-29 Days	17	3,122,413.86		
30 Days	210	41,376,854.60	30 Days		1	414,076.73	30 Days		1	52,879.36	30 Days		0	0.00	30 Days	212	41,843,810.69		
60 Days	148	28,361,183.88	60 Days		3	207,762.24	60 Days		1	162,750.96	60 Days		0	0.00	60 Days	152	28,731,697.08		
90 Days	108	22,204,248.11	90 Days		3	290,345.41	90 Days		34	7,352,405.83	90 Days		0	0.00	90 Days	145	29,846,999.35		
120 Days	86	19,452,962.45	120 Days		4	688,037.38	120 Days		26	6,069,608.38	120 Days		1	73,014.34	120 Days	117	26,283,622.55		
150 Days	64	14,098,735.61	150 Days		6	1,777,235.32	150 Days		30	7,040,730.25	150 Days		1	102,548.40	150 Days	101	23,019,249.58		
180+ Days	465	116,884,375.33	180+ Days		63	16,662,668.45	180+ Days		520	133,053,290.15	180+ Days		209	52,850,811.21	180+ Days	1,257	319,451,145.14		
		1,081	242,378,359.98			97	23,162,539.39			612	153,731,664.93			211	53,026,373.95			2,001	472,298,938.25
		No. of Loans	Actual Balance			No. of Loans	Actual Balance			No. of Loans	Actual Balance			No. of Loans	Actual Balance			No. of Loans	Actual Balance
				0-29 Days	0.455276 %	0.390082 %	0-29 Days		0.000000 %	0.000000 %	0-29 Days		0.000000 %	0.000000 %	0-29 Days		0.455276 %	0.390082 %	
30 Days	5.623996 %	5.169190 %	30 Days		0.026781 %	0.051730 %	30 Days		0.026781 %	0.006606 %	30 Days		0.000000 %	0.000000 %	30 Days		5.677558 %	5.227527 %	
60 Days	3.963578 %	3.543149 %	60 Days		0.080343 %	0.025956 %	60 Days		0.026781 %	0.020332 %	60 Days		0.000000 %	0.000000 %	60 Days		4.070702 %	3.589437 %	
90 Days	2.892341 %	2.773966 %	90 Days		0.080343 %	0.036273 %	90 Days		0.910552 %	0.918533 %	90 Days		0.000000 %	0.000000 %	90 Days		3.883235 %	3.728771 %	
120 Days	2.303160 %	2.430249 %	120 Days		0.107124 %	0.085956 %	120 Days		0.696304 %	0.758273 %	120 Days		0.026781 %	0.009122 %	120 Days		3.133369 %	3.283600 %	
150 Days	1.713980 %	1.761348 %	150 Days		0.160686 %	0.222029 %	150 Days		0.803428 %	0.879595 %	150 Days		0.026781 %	0.012811 %	150 Days		2.704874 %	2.875784 %	
180+ Days	12.453133 %	14.602309 %	180+ Days		1.687199 %	2.081659 %	180+ Days		13.926085 %	16.622283 %	180+ Days		5.597215 %	6.602626 %	180+ Days		33.663631 %	39.908877 %	
		28.950187 %	30.280212 %			2.597750 %	2.893685 %			16.389930 %	19.205623 %			5.650777 %	6.624559 %			53.588645 %	59.004079 %

Please refer to CTSLink.com for a list of delinquency code descriptions.

Current Period Class A Insufficient Funds 0.00 Principal Balance of Contaminated Properties 0.00 Periodic Advance 3,419,370.68

Structured Asset Securities Corporation
Mortgage Pass-Through Certificates
Series 2006-BC4

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Delinquency Status By Group

DELINQUENT			BANKRUPTCY			FORECLOSURE			REO			TOTAL		
1 - OTS														
No of Loans	Actual Bal		No of Loans	Actual Balance		No of Loans	Actual Balance		No of Loans	Actual Balance		No of Loans	Actual Balance	
30 Days	103	18,080,303.80	0-29 Days	7	747,161.49	0-29 Days	0	0.00	0-29 Days	0	0.00	0-29 Days	7	747,161.49
60 Days	64	10,939,955.40	30 Days	0	0.00	30 Days	0	0.00	30 Days	0	0.00	30 Days	103	18,080,303.80
90 Days	56	9,762,974.65	60 Days	3	207,762.24	60 Days	1	162,750.96	60 Days	0	0.00	60 Days	68	11,310,468.60
120 Days	39	7,730,568.05	90 Days	1	155,990.99	90 Days	17	3,301,319.87	90 Days	0	0.00	90 Days	74	13,220,285.51
150 Days	30	6,198,221.05	120 Days	3	424,715.25	120 Days	10	2,082,201.80	120 Days	0	0.00	120 Days	52	10,237,485.10
180+ Days	209	46,269,886.26	150 Days	2	548,209.82	150 Days	16	2,933,575.32	150 Days	0	0.00	150 Days	48	9,680,006.19
			180+ Days	29	5,862,525.34	180+ Days	218	47,874,330.22	180+ Days	101	21,283,565.04	180+ Days	557	121,290,306.86
	501	98,981,909.21		45	7,946,365.13		262	56,354,178.17		101	21,283,565.04		909	184,566,017.55
30 Days	5.971014%	5.711591%	0-29 Days	0.405797%	0.236029%	0-29 Days	0.000000%	0.000000%	0-29 Days	0.000000%	0.000000%	0-29 Days	0.405797%	0.236029%
60 Days	3.710145%	3.455946%	30 Days	0.000000%	0.000000%	30 Days	0.000000%	0.000000%	30 Days	0.000000%	0.000000%	30 Days	5.971014%	5.711591%
90 Days	3.246377%	3.084136%	60 Days	0.173913%	0.065632%	60 Days	0.057971%	0.051413%	60 Days	0.000000%	0.000000%	60 Days	3.942029%	3.572992%
120 Days	2.260870%	2.442096%	90 Days	0.057971%	0.049278%	90 Days	0.985507%	1.042891%	90 Days	0.000000%	0.000000%	90 Days	4.289855%	4.176305%
150 Days	1.739130%	1.958026%	120 Days	0.173913%	0.134168%	120 Days	0.579710%	0.657770%	120 Days	0.000000%	0.000000%	120 Days	3.014493%	3.234035%
180+ Days	12.115942%	14.616717%	150 Days	0.115942%	0.173180%	150 Days	0.927536%	0.926720%	150 Days	0.000000%	0.000000%	150 Days	2.782609%	3.057926%
	29.043478%	31.268513%	180+ Days	1.681159%	1.851979%	180+ Days	12.637681%	15.123563%	180+ Days	5.855072%	6.723506%	180+ Days	32.289855%	38.315764%
				2.608696%	2.510267%		15.188406%	17.802358%		5.855072%	6.723506%		52.695652%	58.304643%

DELINQUENT			BANKRUPTCY			FORECLOSURE			REO			TOTAL		
2 - OTS														
No of Loans	Actual Bal		No of Loans	Actual Balance		No of Loans	Actual Balance		No of Loans	Actual Balance		No of Loans	Actual Balance	
30 Days	107	23,296,550.80	0-29 Days	10	2,375,252.37	0-29 Days	0	0.00	0-29 Days	0	0.00	0-29 Days	10	2,375,252.37
60 Days	84	17,421,228.48	30 Days	1	414,076.73	30 Days	1	52,879.36	30 Days	0	0.00	30 Days	109	23,763,506.89
90 Days	52	12,441,273.46	60 Days	0	0.00	60 Days	0	0.00	60 Days	0	0.00	60 Days	84	17,421,228.48
120 Days	47	11,722,394.40	90 Days	2	134,354.42	90 Days	17	4,051,085.96	90 Days	0	0.00	90 Days	71	16,626,713.84
150 Days	34	7,900,514.56	120 Days	1	263,322.13	120 Days	16	3,987,406.58	120 Days	1	73,014.34	120 Days	65	16,046,137.45
180+ Days	256	70,614,489.07	150 Days	4	1,229,025.50	150 Days	14	4,107,154.93	150 Days	1	102,548.40	150 Days	53	13,339,243.39
	580	143,396,450.77	180+ Days	34	10,800,143.11	180+ Days	302	85,178,959.93	180+ Days	108	31,567,246.17	180+ Days	700	198,160,838.28
				52	15,216,174.26		350	97,377,486.76		110	31,742,808.91		1,092	287,732,920.70
30 Days	5.326033%	4.814364%	0-29 Days	0.497760%	0.490859%	0-29 Days	0.000000%	0.000000%	0-29 Days	0.000000%	0.000000%	0-29 Days	0.497760%	0.490859%
60 Days	4.181185%	3.600195%	30 Days	0.049776%	0.085571%	30 Days	0.049776%	0.010928%	30 Days	0.000000%	0.000000%	30 Days	5.425585%	4.910863%
90 Days	2.588352%	2.571059%	60 Days	0.000000%	0.000000%	60 Days	0.000000%	0.000000%	60 Days	0.000000%	0.000000%	60 Days	4.181185%	3.600195%
120 Days	2.339472%	2.422499%	90 Days	0.099552%	0.027765%	90 Days	0.846192%	0.837180%	90 Days	0.000000%	0.000000%	90 Days	3.534097%	3.436004%
150 Days	1.692384%	1.632686%	120 Days	0.049776%	0.054417%	120 Days	0.796416%	0.824020%	120 Days	0.049776%	0.015089%	120 Days	3.235441%	3.316025%
180+ Days	12.742658%	14.592883%	150 Days	0.199104%	0.253985%	150 Days	0.696864%	0.848767%	150 Days	0.049776%	0.021192%	150 Days	2.638128%	2.756630%
	28.870085%	29.633687%	180+ Days	1.692384%	2.231911%	180+ Days	15.032354%	17.602713%	180+ Days	5.375809%	6.523550%	180+ Days	34.843206%	40.951057%
				2.588352%	3.144508%		17.421603%	20.123608%		5.475361%	6.559831%		54.355401%	59.461634%

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Structured Asset Securities Corporation
Mortgage Pass-Through Certificates
Series 2006-BC4

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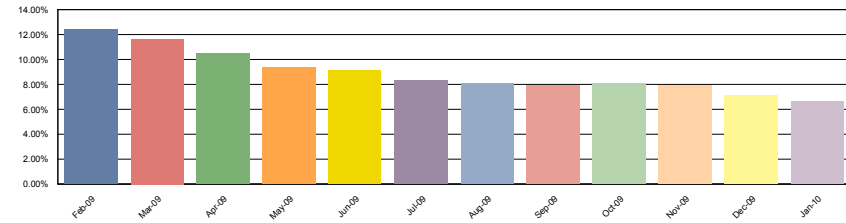
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REO Detail - All Mortgage Loans in REO during Current Period

Summary

New REO Loans	
Loans in REO	23
Original Principal Balance	6,533,032.00
Current Actual Balance	6,496,529.47
Current REO Total	
Loans in REO	211
Original Principal Balance	53,538,895.20
Current Actual Balance	53,026,373.95

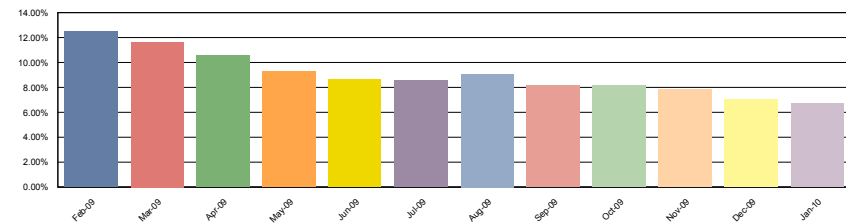
12 Month REO History



1

New REO Loans	
Loans in REO	11
Original Principal Balance	2,600,622.00
Current Actual Balance	2,588,679.89
Current REO Total	
Loans in REO	101
Original Principal Balance	21,313,356.00
Current Actual Balance	21,283,565.04

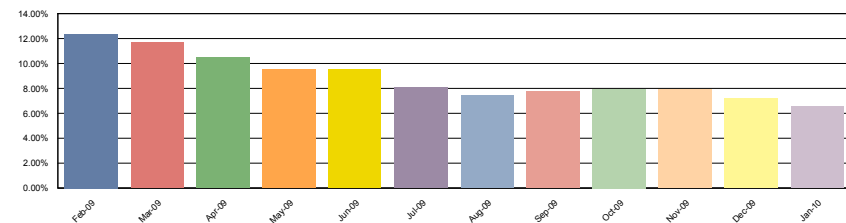
12 Month REO History



2

New REO Loans	
Loans in REO	12
Original Principal Balance	3,932,410.00
Current Actual Balance	3,907,849.58
Current REO Total	
Loans in REO	110
Original Principal Balance	32,225,539.20
Current Actual Balance	31,742,808.91

12 Month REO History



Structured Asset Securities Corporation
Mortgage Pass-Through Certificates
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REO Loan Detail - All Mortgage Loans in REO during Current Period

Group	Loan Number	Month Loan Entered REO	First Payment Date	State	LTV at Origination	Original Principal Balance	Current Actual Balance	Paid To Date	Months Delinquent	Current Loan Rate	Approximate Delinquent Interest
2	0038741336	Aug-2009	01-Oct-2006	VA	80.00	208,720.00	208,720.00	01-Sep-2006	38	8.875%	55,354.22
2	0038809216	Jan-2010	01-Oct-2006	CA	80.00	271,200.00	271,200.00	01-Dec-2008	11	8.625%	23,871.25
2	0038938924	Nov-2009	01-Dec-2006	NJ	100.00	277,500.00	277,220.59	01-Apr-2007	31	9.250%	67,865.54
2	0039010657	Oct-2009	01-Oct-2006	NY	73.17	600,000.00	598,377.39	01-May-2007	30	7.500%	113,716.34
2	0119991610	Nov-2009	01-May-2006	FL	80.00	184,000.00	183,957.46	01-Jun-2007	29	10.625%	47,987.82
2	0121809198	Sep-2009	01-Aug-2006	NV	89.00	189,570.00	187,474.46	01-Dec-2007	23	8.500%	30,981.73
2	0122237415	Nov-2009	01-Oct-2006	HI	80.00	724,000.00	721,091.13	01-Dec-2007	23	8.400%	121,782.06
2	0122238975	Aug-2009	01-Sep-2006	MD	80.00	348,000.00	346,441.95	01-Mar-2008	20	8.900%	54,480.15
2	0122244957	Jan-2010	01-Oct-2006	TN	80.00	103,600.00	102,548.40	01-Jun-2009	5	7.850%	4,526.78
2	0122248040	Jan-2010	01-Sep-2006	CA	100.00	540,000.00	540,000.00	01-Nov-2008	12	8.300%	49,140.00
2	0122248586	Oct-2009	01-Oct-2006	CT	89.77	193,000.00	208,740.75	01-Sep-2008	14	5.000%	14,016.32
2	0122254550	Mar-2009	01-Oct-2006	CA	80.00	496,000.00	494,007.11	01-Dec-2007	23	8.400%	82,501.08
2	0122257389	Nov-2009	01-Oct-2006	MN	90.00	256,500.00	254,523.79	01-Oct-2008	13	7.990%	24,874.49
2	0122261118	Nov-2009	01-Oct-2006	CA	80.00	295,200.00	293,561.31	01-Oct-2008	13	6.990%	23,777.90
2	0122262272	Sep-2008	01-Oct-2006	NJ	85.00	335,750.00	226,130.40	01-Dec-2006	35	8.950%	87,055.08
2	0122269152	Sep-2009	01-Oct-2006	IL	80.00	480,000.00	480,000.00	01-Feb-2008	21	7.700%	67,260.00
2	0122269251	Oct-2009	01-Oct-2006	IL	90.00	135,000.00	133,122.01	01-Aug-2008	15	9.475%	16,840.40
2	0122269681	Feb-2009	01-Oct-2006	IL	80.00	436,000.00	435,999.98	01-Feb-2007	33	8.938%	107,303.00
2	0122273345	Jan-2009	01-Oct-2006	MI	85.00	103,700.00	102,418.66	01-Aug-2008	15	9.500%	13,004.04
2	0122273642	Jun-2009	01-Oct-2006	MI	89.55	197,000.00	195,779.69	01-Oct-2008	13	8.800%	20,280.31
2	0122283674	Jun-2009	01-Oct-2006	CA	80.00	334,400.00	334,400.00	01-Jul-2008	16	7.800%	36,616.86
2	0122283781	Sep-2008	01-Oct-2006	CA	88.46	517,500.00	516,244.34	01-Jan-2008	22	7.650%	78,084.26
2	0122284847	Jan-2010	01-Oct-2006	CA	93.89	430,000.00	430,000.00	01-Jul-2008	16	8.865%	53,954.28
2	0122323033	Sep-2009	01-Oct-2006	IL	80.00	80,000.00	79,092.33	01-Apr-2008	19	9.100%	11,825.34
2	0122324064	Aug-2009	01-Oct-2006	OR	90.00	199,800.00	198,588.33	01-Oct-2008	13	8.875%	20,749.40
2	0122324692	Nov-2009	01-Sep-2006	CA	80.00	248,000.00	247,913.32	01-Dec-2008	11	6.990%	17,430.40
2	0122327091	Sep-2009	01-Oct-2006	WV	100.00	195,000.00	206,466.68	01-Jun-2008	17	10.900%	33,752.13
2	0122515869	Sep-2009	01-Sep-2006	TN	80.00	108,800.00	107,836.20	01-Sep-2007	26	8.125%	18,987.81
2	0122521586	Jun-2009	01-Oct-2006	FL	64.99	209,000.00	206,661.59	01-Mar-2008	20	8.880%	31,522.30
2	0122523269	Nov-2009	01-Oct-2006	TX	80.00	108,907.20	108,298.44	01-Sep-2007	26	10.450%	24,977.31
2	0122702228	Sep-2009	01-Oct-2006	CA	81.25	650,000.00	639,458.91	01-Oct-2008	13	8.590%	64,327.88
2	0122702608	Dec-2009	01-Nov-2006	WA	70.00	109,900.00	109,118.61	01-Feb-2009	9	8.990%	8,482.45
2	0122704612	Jun-2008	01-Nov-2006	MD	100.00	81,000.00	80,296.57	01-Aug-2007	27	8.200%	14,783.82
2	0122705510	Sep-2009	01-Oct-2006	IL	85.00	119,000.00	117,065.28	01-Sep-2008	14	8.350%	12,181.60
2	0122706625	Aug-2009	01-Nov-2006	IL	90.00	359,100.00	356,871.15	01-Nov-2007	24	9.875%	71,996.80
2	0122715618	Aug-2009	01-Nov-2006	MI	85.00	112,200.00	111,443.46	01-Jan-2009	10	8.800%	9,241.58
2	0122725617	Oct-2009	01-Nov-2006	NV	80.00	149,600.00	147,943.20	01-Mar-2009	8	7.300%	8,374.93
2	0122726748	Nov-2009	01-Nov-2006	PA	76.92	50,000.00	49,341.30	01-Oct-2007	25	8.800%	9,267.89
2	0122726821	Oct-2009	01-Nov-2006	NJ	80.00	336,000.00	335,149.65	01-Mar-2008	20	7.700%	44,170.53
2	0122733835	Dec-2009	01-Nov-2006	WA	80.00	202,169.00	200,598.51	01-Sep-2008	14	7.675%	21,055.38

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22-Jan-2010 9:32:27PM

REO Loan Detail - All Mortgage Loans in REO during Current Period

Group	Loan Number	Month Loan Entered REO	First Payment Date	State	LTV at Origination	Original Principal Balance	Current Actual Balance	Paid To Date	Months Delinquent	Current Loan Rate	Approximate Delinquent Interest
2	0122735293	Nov-2009	01-Nov-2006	CA	74.59	455,000.00	455,000.00	01-Mar-2008	20	6.000%	52,353.55
2	0122735707	Jun-2009	01-Nov-2006	CA	89.92	544,000.00	544,000.00	01-Aug-2008	15	6.225%	51,113.27
2	0122737505	Aug-2009	01-Nov-2006	CA	80.00	440,000.00	439,999.96	01-Oct-2008	13	7.750%	44,825.04
2	0122742265	Sep-2009	01-Nov-2006	AZ	93.51	173,000.00	171,625.47	01-Aug-2008	15	7.450%	17,323.02
2	0122743461	Jan-2010	01-Nov-2006	CA	75.97	547,000.00	538,007.14	01-Jul-2008	16	7.550%	56,467.94
2	0122902620	Jan-2010	01-Nov-2006	MD	95.00	296,400.00	295,723.23	01-Feb-2009	9	9.400%	24,114.79
2	0122902935	Nov-2009	01-Nov-2006	HI	90.00	466,200.00	465,762.18	01-Jun-2007	29	8.250%	94,817.65
2	0122903115	Jun-2009	01-Nov-2006	OR	79.75	315,000.00	326,268.33	01-Jul-2008	16	6.500%	29,327.50
2	0122903297	Mar-2009	01-Nov-2006	MN	90.00	102,600.00	102,191.31	01-Jun-2007	29	9.575%	23,763.57
2	0122903586	Oct-2009	01-Dec-2006	CA	90.00	405,000.00	403,420.07	01-Jan-2008	22	8.250%	66,850.68
2	0122904436	Oct-2009	01-Dec-2006	CT	95.00	123,500.00	122,778.18	01-Dec-2008	11	9.250%	11,942.33
2	0122905987	Oct-2009	01-Nov-2006	MN	80.00	336,000.00	326,201.21	01-Jan-2009	10	6.990%	21,068.43
2	0122906225	Oct-2009	01-Dec-2006	IL	90.00	445,500.00	441,315.23	01-Nov-2008	12	7.150%	34,141.79
2	0122907512	Nov-2008	01-Dec-2006	IL	78.26	270,000.00	269,580.92	01-Jun-2007	29	8.950%	58,629.98
2	0122909229	Jul-2009	01-Nov-2006	CA	80.00	357,600.00	349,920.87	01-Sep-2008	14	6.650%	28,509.17
2	0122941149	Oct-2009	01-Dec-2006	UT	85.00	255,000.00	250,173.82	01-Dec-2008	11	7.750%	20,894.56

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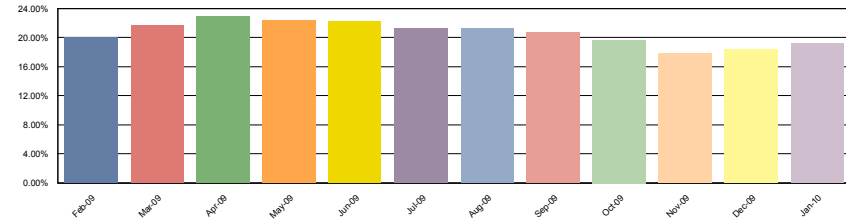
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Foreclosure Detail - All Mortgage Loans in Foreclosure during Current Period

Summary

New Foreclosure Loans	
Loans in Foreclosure	79
Original Principal Balance	20,324,096.00
Current Actual Balance	20,462,126.30
Current Foreclosure Total	
Loans in Foreclosure	612
Original Principal Balance	153,726,746.00
Current Actual Balance	153,731,664.93

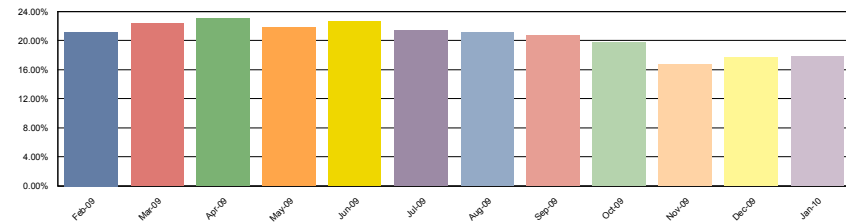
12 Month Foreclosure History



1

New Foreclosure Loans	
Loans in Foreclosure	33
Original Principal Balance	7,732,934.00
Current Actual Balance	7,751,697.23
Current Foreclosure Total	
Loans in Foreclosure	262
Original Principal Balance	56,458,736.00
Current Actual Balance	56,354,178.17

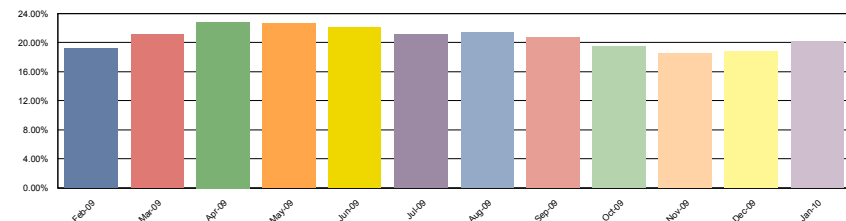
12 Month Foreclosure History



2

New Foreclosure Loans	
Loans in Foreclosure	46
Original Principal Balance	12,591,162.00
Current Actual Balance	12,710,429.07
Current Foreclosure Total	
Loans in Foreclosure	350
Original Principal Balance	97,268,010.00
Current Actual Balance	97,377,486.76

12 Month Foreclosure History



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Foreclosure Loan Detail - All Mortgage Loans in Foreclosure during Current Period

Group	Loan Number	Month Loan Entered FC	First Payment Date	State	LTV at Origination	Original Principal Balance	Current Actual Balance	Paid To Date	Months Delinquent	Current Loan Rate	Approximate Delinquent Interest
2	0032912453	Sep-2009	01-Sep-2006	MD	42.86	255,000.00	252,350.47	01-May-2009	6	8.375%	13,233.05
2	0033006628	Jan-2010	01-Sep-2006	UT	85.00	195,500.00	220,128.27	01-Aug-2009	3	5.750%	4,802.81
2	0033140310	Aug-2009	01-Nov-2006	PA	74.39	61,000.00	59,634.56	01-Jul-2009	4	8.625%	2,422.62
2	0033171349	Jan-2010	01-Oct-2006	FL	80.00	200,000.00	214,217.63	01-Aug-2009	3	4.000%	3,124.00
2	0033234279	Aug-2009	01-Nov-2006	CA	80.00	439,200.00	439,200.00	01-Mar-2009	8	7.875%	27,175.50
2	0033272774	Dec-2009	01-Nov-2006	AZ	94.99	276,700.00	279,666.40	01-Jul-2009	4	6.000%	7,679.14
2	0037848918	Dec-2009	01-May-2006	TX	80.00	107,200.00	103,986.84	01-Jul-2009	4	8.125%	3,955.73
2	0038592317	Aug-2009	01-Oct-2006	NY	80.00	181,440.00	181,440.00	01-Feb-2009	9	8.125%	12,757.50
2	0038701595	Mar-2009	01-Nov-2006	FL	100.00	153,609.00	151,402.35	01-Oct-2008	13	9.375%	16,753.58
2	0038982229	Nov-2009	01-Nov-2006	FL	80.00	188,000.00	185,874.86	01-Jun-2009	5	7.625%	7,718.81
2	0038991618	Sep-2009	01-Oct-2006	FL	75.00	262,500.00	260,077.07	01-Feb-2009	9	7.875%	17,671.49
2	0038992707	Oct-2009	01-Nov-2006	MO	57.43	85,000.00	83,438.41	01-Jun-2009	5	9.500%	4,374.38
2	0039030275	Aug-2009	01-Nov-2006	GA	80.00	91,200.00	89,601.69	01-Jan-2009	10	8.625%	7,259.94
2	0039040407	Nov-2009	01-Nov-2006	CA	80.00	556,000.00	571,875.24	01-Apr-2009	7	5.500%	21,346.02
2	0039063813	Jan-2010	01-Nov-2006	MT	77.11	95,000.00	92,524.40	01-Aug-2009	3	8.250%	2,983.30
2	0039078167	Nov-2009	01-Nov-2006	FL	80.00	144,000.00	144,000.00	01-Nov-2008	12	8.000%	12,705.00
2	0039094073	Aug-2009	01-Nov-2006	FL	80.00	176,800.00	176,734.38	01-Jul-2008	16	8.500%	21,208.55
2	0039101415	Sep-2009	01-Nov-2006	TX	80.00	54,400.00	52,879.36	01-Oct-2009	1	8.000%	993.77
2	0039181482	Sep-2009	01-Nov-2006	FL	90.00	296,100.00	293,113.02	01-Jun-2008	17	9.750%	42,733.91
2	0039234935	Aug-2009	01-Dec-2006	FL	80.00	236,000.00	231,370.14	01-Feb-2009	9	7.875%	17,270.70
2	0119997203	Sep-2009	01-May-2006	NY	80.00	116,000.00	113,555.96	01-Mar-2009	8	8.875%	7,995.67
2	0121803712	Sep-2009	01-Aug-2006	TX	78.79	650,000.00	639,738.10	01-Jul-2008	16	8.500%	76,274.32
2	0121811434	Oct-2008	01-Aug-2006	MS	84.27	75,000.00	74,552.10	01-Apr-2008	19	12.500%	15,602.37
2	0121812234	Dec-2009	01-Aug-2006	CA	75.00	172,500.00	177,803.63	01-Nov-2008	12	8.125%	15,731.90
2	0121812358	Sep-2009	01-Aug-2006	FL	55.00	203,500.00	197,005.58	01-Jun-2008	17	7.000%	20,079.15
2	0121817811	Aug-2009	01-Aug-2006	PA	90.00	134,370.00	133,022.11	01-Jul-2008	16	10.750%	20,366.21
2	0121818678	May-2009	01-Sep-2006	FL	78.13	280,000.00	276,399.00	01-Dec-2007	23	7.450%	39,596.87
2	0121847370	Jul-2009	01-Sep-2006	FL	90.00	270,000.00	267,572.12	01-Feb-2009	9	8.300%	19,099.61
2	0121860241	Jun-2009	01-Sep-2006	IL	80.00	192,000.00	190,579.34	01-Jan-2009	10	8.750%	15,705.68
2	0122230196	Dec-2009	01-Sep-2006	CA	90.00	531,000.00	531,000.00	01-Dec-2008	11	7.150%	38,519.69
2	0122232861	Nov-2009	01-Oct-2006	DC	95.00	337,250.00	336,634.66	01-Jan-2008	22	8.400%	53,116.64
2	0122235260	Oct-2009	01-Oct-2006	IL	95.00	177,650.00	174,749.69	01-Oct-2008	13	9.100%	18,713.52
2	0122238041	Jan-2010	01-Oct-2006	ME	38.10	80,000.00	78,250.82	01-Feb-2009	9	7.600%	5,491.09
2	0122238165	Jan-2010	01-Oct-2006	MD	80.00	56,000.00	61,481.47	01-Aug-2009	3	7.000%	1,913.35
2	0122239239	Feb-2009	01-Oct-2006	FL	80.00	235,200.00	231,762.08	01-Oct-2008	13	9.200%	25,086.54
2	0122239569	Aug-2009	01-Oct-2006	FL	74.44	198,000.00	197,061.89	01-Apr-2008	19	8.700%	28,875.85
2	0122239775	Jan-2009	01-Oct-2006	FL	53.33	80,000.00	78,374.43	01-Aug-2008	15	7.375%	8,743.73
2	0122245145	Oct-2009	01-Oct-2006	CA	89.11	450,000.00	450,000.00	01-Feb-2009	9	7.650%	29,493.75
2	0122246713	Dec-2008	01-Oct-2006	CO	85.00	136,000.00	134,564.24	01-May-2008	18	9.650%	20,418.92
2	0122248768	Sep-2009	01-Oct-2006	CT	70.00	157,500.00	154,439.32	01-Apr-2009	7	8.850%	9,660.07

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Foreclosure Loan Detail - All Mortgage Loans in Foreclosure during Current Period

Group	Loan Number	Month Loan Entered FC	First Payment Date	State	LTV at Origination	Original Principal Balance	Current Actual Balance	Paid To Date	Months Delinquent	Current Loan Rate	Approximate Delinquent Interest
2	0122249402	Jan-2010	01-Oct-2006	CT	95.00	237,500.00	237,107.70	01-Mar-2008	20	8.990%	36,865.62
2	0122250327	Jun-2008	01-Oct-2006	NY	85.00	510,000.00	505,259.11	01-Jan-2008	22	8.975%	84,991.37
2	0122250558	Nov-2009	01-Oct-2006	NY	80.00	376,000.00	366,078.32	01-Aug-2009	3	8.400%	12,030.29
2	0122251135	Jan-2010	01-Oct-2006	NY	80.00	532,800.00	530,704.94	01-Oct-2007	25	7.950%	88,595.99
2	0122251200	Sep-2007	01-Oct-2006	NY	80.00	381,600.00	380,826.71	01-Dec-2006	35	8.000%	86,889.31
2	0122252075	Jan-2010	01-Oct-2006	NV	75.00	165,000.00	162,830.84	01-Mar-2009	8	8.150%	10,367.53
2	0122253982	Nov-2009	01-Oct-2006	CA	80.00	312,000.00	334,072.66	01-Jun-2009	5	3.070%	4,979.07
2	0122254048	Nov-2009	01-Oct-2006	CA	95.00	589,000.00	589,000.00	01-Jun-2009	5	6.540%	20,752.41
2	0122254097	Oct-2009	01-Oct-2006	CA	90.00	576,000.00	570,010.75	01-Feb-2009	9	7.650%	37,766.39
2	0122254238	Aug-2009	01-Oct-2006	AZ	80.00	212,000.00	206,174.55	01-Apr-2009	7	7.940%	11,516.48
2	0122254469	Feb-2008	01-Oct-2006	FL	77.13	236,800.00	235,650.62	01-Sep-2007	26	7.000%	38,828.02
2	0122254600	Jan-2010	01-Oct-2006	AZ	65.00	266,500.00	266,500.00	01-Aug-2009	3	7.600%	7,883.95
2	0122255151	Dec-2008	01-Oct-2006	CA	79.97	583,000.00	575,768.65	01-Nov-2007	24	7.025%	88,917.13
2	0122255425	Jul-2009	01-Oct-2006	DE	85.00	267,750.00	266,488.25	01-Apr-2008	19	9.100%	40,003.68
2	0122255755	Jun-2009	01-Oct-2006	FL	95.00	166,250.00	162,692.47	01-Jan-2009	10	7.750%	11,772.29
2	0122256050	Oct-2009	01-Oct-2006	FL	80.00	427,200.00	421,408.24	01-Mar-2008	20	7.700%	60,669.64
2	0122256738	Jul-2009	01-Oct-2006	IA	94.92	56,000.00	55,684.71	01-Aug-2007	27	9.500%	12,020.64
2	0122256746	Jul-2009	01-Oct-2006	WI	75.00	165,000.00	164,395.18	01-Aug-2008	15	10.825%	24,020.64
2	0122257819	Jan-2008	01-Oct-2006	MN	90.00	279,000.00	277,255.78	01-Aug-2007	27	8.990%	56,389.94
2	0122262066	May-2009	01-Oct-2006	NJ	80.00	380,000.00	379,999.94	01-May-2008	18	7.900%	50,571.74
2	0122262934	Mar-2009	01-Oct-2006	NY	77.60	530,000.00	525,660.17	01-Sep-2008	14	7.650%	49,995.04
2	0122263239	Sep-2009	01-Oct-2006	NJ	89.97	323,000.00	322,977.98	01-May-2009	6	9.225%	18,786.56
2	0122263502	Jan-2010	01-Oct-2006	NJ	55.17	160,000.00	156,509.99	01-Aug-2009	3	8.990%	5,529.26
2	0122264583	Dec-2009	01-Oct-2006	IL	80.00	268,000.00	261,295.45	01-Aug-2009	3	8.275%	8,450.79
2	0122267685	Oct-2009	01-Sep-2006	OR	75.00	570,000.00	566,286.94	01-Jan-2008	22	7.150%	77,367.78
2	0122269731	Jul-2009	01-Oct-2006	IL	80.00	214,800.00	210,841.47	01-Feb-2009	9	8.800%	16,005.53
2	0122269855	Jan-2010	01-Oct-2006	IL	90.00	162,000.00	158,580.55	01-Jul-2009	4	8.990%	6,721.96
2	0122280324	Jan-2008	01-Sep-2006	FL	80.00	296,000.00	292,733.00	01-Sep-2007	26	7.125%	48,730.59
2	0122280555	Dec-2009	01-Oct-2006	FL	85.00	132,515.00	137,750.32	01-Aug-2009	3	8.700%	4,642.43
2	0122281280	Feb-2009	01-Oct-2006	FL	80.00	167,920.00	167,920.00	01-Sep-2008	14	7.800%	16,480.60
2	0122282957	Nov-2009	01-Oct-2006	AZ	70.00	168,000.00	167,161.27	01-Aug-2008	15	9.250%	20,686.69
2	0122283005	Oct-2009	01-Oct-2006	AZ	52.60	455,000.00	451,452.38	01-Feb-2009	9	8.450%	33,102.92
2	0122283021	Aug-2009	01-Oct-2006	FL	80.00	105,600.00	105,034.29	01-Aug-2008	15	8.990%	13,078.14
2	0122284318	Jul-2009	01-Oct-2006	CA	80.00	402,400.00	402,400.00	01-Feb-2009	9	8.050%	27,849.36
2	0122326259	Nov-2009	01-Oct-2006	PA	85.00	45,050.00	44,553.36	01-Mar-2008	20	8.750%	6,746.26
2	0122326515	Dec-2009	01-Oct-2006	FL	67.57	150,000.00	147,090.05	01-Jun-2008	17	7.490%	16,526.17
2	0122326853	Jun-2008	01-Oct-2006	DC	75.00	435,000.00	432,528.26	01-Feb-2008	21	9.175%	73,237.37
2	0122327158	Aug-2008	01-Oct-2006	DE	85.00	77,350.00	76,714.75	01-Feb-2008	21	9.900%	13,737.00
2	0122516909	Nov-2009	01-Sep-2006	TX	80.00	91,200.00	89,961.36	01-Oct-2008	13	9.700%	10,301.34
2	0122518475	Jan-2010	01-Oct-2006	OH	90.00	94,500.00	90,395.93	01-May-2009	6	7.875%	4,429.52

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2	0122518681	Jan-2010	01-Sep-2006	FL	59.02	180,000.00	175,517.69	01-Dec-2008	11	6.990%	12,265.38
2	0122523616	Aug-2009	01-Oct-2006	NH	75.00	232,500.00	230,526.76	01-Jun-2008	17	7.000%	23,629.21
2	0122701832	Jan-2009	01-Oct-2006	FL	85.00	119,000.00	118,276.94	01-Aug-2008	15	8.550%	13,724.07
2	0122702350	Aug-2009	01-Oct-2006	CA	78.26	540,000.00	540,000.00	01-May-2009	6	8.238%	27,856.80
2	0122702442	Nov-2009	01-Nov-2006	CA	90.00	315,000.00	307,806.66	01-May-2009	6	7.750%	15,498.28
2	0122703077	Aug-2009	01-Nov-2006	CA	89.93	607,000.00	606,504.38	01-May-2008	18	9.800%	94,008.20
2	0122703457	Dec-2009	01-Nov-2006	MD	59.08	803,450.00	803,450.00	01-Jan-2009	10	8.400%	63,472.56
2	0122703663	Jun-2008	01-Nov-2006	DC	75.00	262,500.00	261,123.19	01-Feb-2008	21	7.700%	37,985.18
2	0122705098	Oct-2008	01-Nov-2006	CA	80.00	476,000.00	473,004.40	01-Mar-2008	20	7.275%	64,896.40
2	0122705643	Jan-2010	01-Nov-2006	IL	90.00	248,400.00	240,030.61	01-Aug-2009	3	6.825%	6,312.15
2	0122705676	Nov-2009	01-Nov-2006	IL	85.00	140,250.00	139,592.43	01-Sep-2008	14	9.450%	16,630.43
2	0122705718	Sep-2009	01-Nov-2006	IL	95.00	243,675.00	243,675.00	01-Apr-2009	7	9.850%	17,087.76
2	0122705916	Oct-2009	01-Nov-2006	IL	79.04	264,000.00	262,120.79	01-Feb-2009	9	8.750%	19,805.31
2	0122706468	Nov-2009	01-Nov-2006	IL	95.00	437,000.00	446,283.61	01-Jun-2009	5	5.500%	12,964.55
2	0122706658	Aug-2009	01-Nov-2006	IL	90.00	111,600.00	111,291.24	01-Mar-2009	8	9.000%	7,879.25
2	0122706708	Jan-2010	01-Nov-2006	IL	80.00	624,000.00	615,746.60	01-Aug-2009	3	8.338%	20,096.43
2	0122708712	Aug-2009	01-Nov-2006	HI	75.00	431,250.00	420,024.23	01-Jul-2009	4	7.625%	14,928.79
2	0122712748	Jun-2009	01-Nov-2006	NJ	80.00	380,000.00	378,474.75	01-Dec-2008	11	10.500%	40,970.10
2	0122714033	Dec-2009	01-Nov-2006	CA	80.00	242,400.00	242,400.00	01-Jan-2009	10	7.950%	18,058.80
2	0122715642	Oct-2009	01-Nov-2006	IN	85.00	40,800.00	40,206.73	01-Feb-2009	9	9.775%	3,416.57
2	0122720873	Nov-2009	01-Nov-2006	PA	85.00	403,750.00	393,561.02	01-Jun-2009	5	7.700%	16,484.57
2	0122721384	Feb-2009	01-Nov-2006	FL	50.85	150,000.00	148,807.07	01-Sep-2008	14	7.590%	14,033.79
2	0122721491	Aug-2009	01-Nov-2006	FL	80.00	180,000.00	179,470.50	01-Sep-2007	26	7.850%	32,618.76
2	0122721517	Aug-2008	01-Nov-2006	FL	90.00	261,000.00	258,097.03	01-Mar-2008	20	8.400%	38,060.17
2	0122721889	Sep-2009	01-Nov-2006	OH	65.00	33,800.00	40,245.62	01-May-2009	6	3.000%	667.55
2	0122722531	Jul-2009	01-Nov-2006	MN	90.00	391,500.00	386,268.95	01-Apr-2008	19	7.775%	51,577.72
2	0122722572	Aug-2009	01-Oct-2006	MN	74.69	183,000.00	181,432.52	01-Apr-2009	7	8.500%	10,872.19
2	0122722630	Dec-2009	01-Nov-2006	MN	75.00	213,750.00	248,429.33	01-Jul-2009	4	5.000%	6,302.79
2	0122722838	Sep-2009	01-Nov-2006	MN	85.00	279,650.00	277,393.64	01-Jan-2009	10	8.650%	22,578.47
2	0122723059	Jan-2009	01-Nov-2006	MN	75.82	185,000.00	182,205.64	01-Sep-2008	14	8.490%	20,115.88
2	0122723414	Dec-2009	01-Nov-2006	MN	90.00	139,500.00	138,385.62	01-Jul-2009	4	8.990%	5,870.36
2	0122723505	Oct-2009	01-Nov-2006	MN	85.00	204,000.00	205,931.26	01-Jun-2009	5	9.200%	10,424.58
2	0122725047	Oct-2009	01-Nov-2006	UT	75.00	198,750.00	211,042.32	01-May-2009	6	9.125%	12,119.79
2	0122725609	Feb-2009	01-Nov-2006	FL	41.93	288,500.00	285,614.27	01-Sep-2008	14	6.750%	24,869.80
2	0122726573	Aug-2009	01-Nov-2006	NY	100.00	800,000.00	799,145.33	01-Apr-2007	31	9.675%	201,019.99
2	0122727746	Mar-2009	01-Nov-2006	IL	81.00	477,900.00	475,148.59	01-Oct-2008	13	8.900%	49,815.08
2	0122728793	Nov-2009	01-Nov-2006	OH	80.00	33,600.00	33,111.33	01-Nov-2008	12	9.200%	3,350.87
2	0122730534	Jun-2009	01-Nov-2006	CA	80.00	192,800.00	203,807.16	01-Jan-2009	10	6.000%	11,157.30
2	0122735681	Jul-2009	01-Dec-2006	CA	75.00	450,000.00	447,345.64	01-Jan-2009	10	6.875%	33,713.68
2	0122735723	Apr-2009	01-Nov-2006	CA	80.00	240,000.00	239,959.98	01-Nov-2008	12	6.850%	17,777.21

Structured Asset Securities Corporation
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Series 2006-BC4

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Foreclosure Loan Detail - All Mortgage Loans in Foreclosure during Current Period

Group	Loan Number	Month Loan Entered FC	First Payment Date	State	LTV at Origination	Original Principal Balance	Current Actual Balance	Paid To Date	Months Delinquent	Current Loan Rate	Approximate Delinquent Interest
2	0122736648	Aug-2009	01-Nov-2006	UT	100.00	199,000.00	199,000.00	01-Apr-2009	7	10.990%	15,656.31
2	0122737976	Oct-2009	01-Nov-2006	CA	80.00	319,920.00	319,295.99	01-Jun-2008	17	8.850%	43,217.96
2	0122738818	Jun-2009	01-Nov-2006	CA	80.00	477,638.00	477,637.95	01-Sep-2007	26	7.300%	81,566.46
2	0122739220	Nov-2009	01-Oct-2006	KS	90.00	339,300.00	372,815.72	01-Jun-2009	5	6.825%	13,711.37
2	0122739303	Jun-2009	01-Nov-2006	IL	95.00	175,750.00	173,532.44	01-Nov-2008	12	9.850%	18,857.33
2	0122739857	Nov-2008	01-Oct-2006	FL	90.00	162,000.00	162,000.00	01-Jul-2008	16	9.500%	21,870.00
2	0122740004	Jun-2009	01-Nov-2006	FL	95.00	266,000.00	262,117.39	01-Jan-2009	10	9.550%	23,639.64
2	0122740053	Jan-2010	01-Nov-2006	FL	84.33	214,200.00	213,473.66	01-Apr-2008	19	9.650%	34,109.13
2	0122740913	Aug-2008	01-Nov-2006	FL	80.00	127,680.00	126,277.91	01-Mar-2008	20	8.750%	18,973.54
2	0122741317	Nov-2009	01-Nov-2006	FL	85.00	306,000.00	302,327.84	01-Jun-2008	17	8.890%	40,082.13
2	0122741374	Jun-2009	01-Nov-2006	FL	92.17	493,120.00	492,818.32	01-Jan-2009	10	6.725%	30,678.00
2	0122741408	May-2009	01-Nov-2006	FL	85.00	238,000.00	236,958.85	01-Apr-2008	19	8.800%	34,324.51
2	0122741416	Dec-2008	01-Nov-2006	FL	66.29	118,000.00	115,895.28	01-Jun-2008	17	7.350%	12,465.58
2	0122741747	Nov-2009	01-Oct-2006	AZ	78.33	188,000.00	187,123.17	01-Nov-2008	12	7.450%	15,153.86
2	0122741846	Jan-2010	01-Oct-2006	AZ	95.00	275,500.00	275,542.86	01-Feb-2009	9	8.000%	18,863.23
2	0122741952	Jun-2008	01-Nov-2006	FL	90.00	252,000.00	251,084.64	01-Jan-2008	22	8.750%	41,929.62
2	0122742075	Sep-2009	01-Nov-2006	AZ	67.45	172,000.00	170,868.84	01-May-2009	6	9.400%	10,132.65
2	0122742117	Dec-2009	01-Nov-2006	AZ	90.00	252,000.00	251,296.89	01-Oct-2008	13	8.425%	25,758.69
2	0122742232	Nov-2009	01-Nov-2006	AZ	90.00	216,000.00	212,753.25	01-Oct-2008	13	8.750%	22,098.71
2	0122742737	Jan-2010	01-Oct-2006	CA	69.64	487,500.00	482,826.20	01-Sep-2008	14	7.075%	47,285.47
2	0122742810	Jan-2008	01-Nov-2006	CA	95.00	698,250.00	698,250.00	01-Sep-2007	26	8.050%	123,051.84
2	0122902950	Sep-2008	01-Nov-2006	NJ	85.00	287,300.00	286,663.19	01-Aug-2007	27	8.990%	58,623.87
2	0122903388	Mar-2009	01-Nov-2006	IL	90.00	445,500.00	444,700.08	01-Sep-2007	26	10.400%	102,496.74
2	0122905896	Feb-2008	01-Nov-2006	NY	100.00	555,000.00	553,978.19	01-Sep-2007	26	9.950%	121,839.73
2	0122906720	Nov-2009	01-Nov-2006	AR	95.00	48,450.00	47,638.39	01-Jun-2009	5	9.825%	2,587.92
2	0122909328	Oct-2009	01-Dec-2006	NY	100.00	375,000.00	374,737.20	01-Feb-2008	21	10.700%	73,218.33

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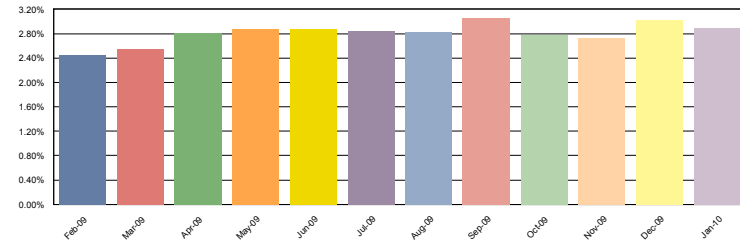
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Bankruptcy Detail - All Mortgage Loans in Bankruptcy during Current Period

Summary

New Bankruptcy Loans	
Loans in Bankruptcy	11
Original Principal Balance	3,187,215.00
Current Actual Balance	3,194,223.21
Current Bankruptcy Total	
Loans in Bankruptcy	97
Original Principal Balance	23,160,248.20
Current Actual Balance	23,162,539.39

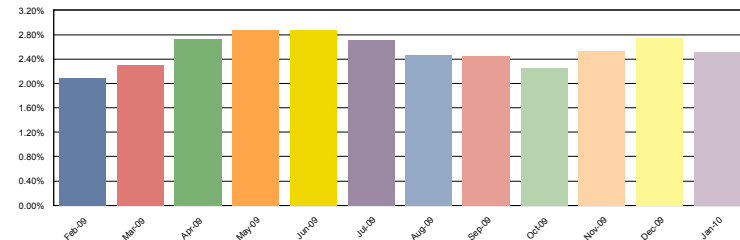
12 Month Bankruptcy History



1

New Bankruptcy Loans	
Loans in Bankruptcy	5
Original Principal Balance	1,348,000.00
Current Actual Balance	1,347,776.49
Current Bankruptcy Total	
Loans in Bankruptcy	45
Original Principal Balance	7,963,160.00
Current Actual Balance	7,946,365.13

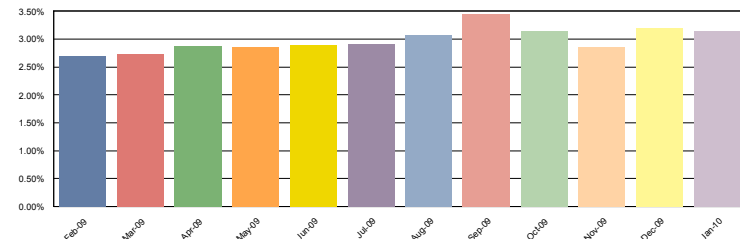
12 Month Bankruptcy History



2

New Bankruptcy Loans	
Loans in Bankruptcy	6
Original Principal Balance	1,839,215.00
Current Actual Balance	1,846,446.72
Current Bankruptcy Total	
Loans in Bankruptcy	52
Original Principal Balance	15,197,088.20
Current Actual Balance	15,216,174.26

12 Month Bankruptcy History



Structured Asset Securities Corporation
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Bankruptcy Detail - All Mortgage Loans in Bankruptcy during Current Period

Group	Loan Number	Month Loan Entered Bankruptcy	First Payment Date	State	LTV at Origination	Original Principal Balance	Current Actual Balance	Paid To Date	Months Delinquent	Current Loan Rate	Approximate Delinquent Interest
2	0033281536	Jan-2010	01-Nov-2006	TN	100.00	153,400.00	149,208.38	01-Dec-2009	0	8.300%	1,940.52
2	0039169941	Oct-2009	01-Nov-2006	LA	100.00	106,500.00	105,225.63	01-Nov-2008	12	10.125%	11,786.86
2	0121799357	Nov-2009	01-Aug-2006	TX	80.00	66,800.00	60,218.38	01-Jun-2009	5	9.875%	3,257.07
2	0122230618	Sep-2008	01-Sep-2006	CA	80.00	213,600.00	212,661.60	01-Jan-2008	22	8.550%	35,352.51
2	0122244866	Dec-2009	01-Oct-2006	CA	80.00	1,000,000.00	991,808.28	01-Oct-2008	13	7.800%	91,100.65
2	0122255185	Nov-2009	01-Oct-2006	NY	85.00	123,250.00	121,242.32	01-Feb-2009	9	9.700%	10,193.06
2	0122265556	Dec-2009	01-Oct-2006	OH	85.00	143,650.00	138,945.61	01-Dec-2009	0	8.175%	1,778.12
2	0122272289	Apr-2009	01-Oct-2006	WA	75.00	142,500.00	140,953.32	01-Jul-2008	16	9.900%	19,791.87
2	0122274046	Oct-2009	01-Oct-2006	CA	89.02	596,000.00	596,000.00	01-Aug-2008	15	7.500%	59,103.39
2	0122279698	Mar-2008	01-Oct-2006	MO	65.00	50,700.00	50,392.36	01-Jun-2009	5	9.950%	2,776.10
2	0122323231	Nov-2009	01-Oct-2006	IL	80.00	290,199.00	286,738.45	01-Jul-2008	16	9.750%	39,583.59
2	0122516552	Dec-2009	01-Oct-2006	FL	50.68	185,000.00	177,228.30	01-Dec-2009	0	6.100%	1,655.14
2	0122524028	Mar-2009	01-Oct-2006	TX	80.00	105,600.00	102,605.21	01-Dec-2009	0	8.350%	1,342.98
2	0122524812	Oct-2007	01-Oct-2006	TN	80.00	67,920.00	66,938.25	01-May-2009	6	10.550%	4,478.28
2	0122615222	Oct-2009	01-Oct-2006	CA	80.00	840,000.00	834,782.41	01-Jun-2008	17	8.125%	100,519.70
2	0122702251	Sep-2009	01-Oct-2006	CA	72.92	525,000.00	524,329.69	01-Sep-2008	14	6.750%	43,694.25
2	0122704828	May-2009	01-Nov-2006	GA	90.00	256,500.00	251,276.84	01-Nov-2009	0	9.875%	3,924.97
2	0122706088	Jan-2010	01-Nov-2006	IL	90.00	288,000.00	286,068.18	01-Sep-2008	14	8.200%	29,297.29
2	0122706351	May-2008	01-Nov-2006	IL	80.00	240,000.00	235,895.73	01-Jan-2009	10	8.750%	19,383.27
2	0122714371	Jan-2010	01-Nov-2006	CA	85.00	484,415.00	482,677.59	01-Nov-2008	12	7.825%	44,563.45
2	0122717390	Oct-2009	01-Nov-2006	NY	85.00	36,550.00	36,305.76	01-Jan-2008	22	10.250%	7,054.69
2	0122723166	Jan-2010	01-Nov-2006	MN	85.00	246,500.00	263,322.13	01-Jul-2009	4	5.275%	6,265.06
2	0122723869	Dec-2009	01-Oct-2006	CA	80.00	452,000.00	529,595.76	01-Jun-2009	5	5.000%	13,848.85
2	0122723877	Dec-2009	01-Oct-2006	CA	20.00	113,000.00	130,389.20	01-May-2009	6	6.000%	4,763.29
2	0122724644	Dec-2009	01-Oct-2006	CA	90.00	450,000.00	442,057.28	01-Feb-2009	9	8.990%	34,319.15
2	0122737703	Dec-2009	01-Nov-2006	CA	80.00	584,000.00	584,000.00	01-May-2009	6	7.525%	27,350.72
2	0122742877	Aug-2009	01-Nov-2006	CA	90.00	607,500.00	604,685.19	01-Jul-2008	16	9.150%	78,290.64
2	0122902877	Mar-2009	01-Nov-2006	UT	80.00	399,888.00	397,747.63	01-Dec-2008	11	7.125%	33,163.55
2	0122903073	May-2009	01-Nov-2006	CA	80.00	259,920.00	264,004.00	01-Dec-2009	0	5.250%	2,091.57
2	0122903156	Jan-2010	01-Nov-2006	NY	89.15	115,900.00	114,170.44	01-May-2008	18	7.550%	14,106.48
2	0122903867	Nov-2009	01-Nov-2006	WA	75.00	153,750.00	164,952.52	01-Nov-2008	12	8.990%	16,265.27

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Realized Loss Detail Report - Loans with Losses during Current Period

	Inactive				Active				Totals			
Group	# Loans with Losses	Liquidated Actual Balance	Realized Loss/(Gain) Amount	Current Loss Percentage	# Loans with Losses	Ending Actual Balance	Realized Loss/(Gain) Amount	Current Loss Percentage	# Loans with Losses	Liquidated or Ending Actual Balance	Realized Loss/(Gain) Amount	Current Loss Percentage
1	83	16,757,254.87	2,821,257.02	0.894 %	1	79,332.50	3,591.75	0.001 %	84	16,836,587.37	2,824,848.77	0.895 %
2	94	23,243,556.57	5,301,729.08	1.099 %	1	443,418.69	3,508.06	0.001 %	95	23,686,975.26	5,305,237.14	1.100 %
Total	177	40,000,811.44	8,122,986.10	1.018 %	2	522,751.19	7,099.81	0.001 %	179	40,523,562.63	8,130,085.91	1.019 %

Realized Loss Loan Detail Report - Loans with Losses during Current Period

Group	Loan Number	Original Principal Balance	Current Note Rate	State	LTV at Origination	Original Term	Liquidated or Ending Actual Balance	Liquidation Effective Date	Realized Loss/(Gain)	Cumulative Realized Loss/(Gain)
1	0038368965	230,000.00	8.125%	NJ	65.71	360	227,623.89	10/08/2009	165.00	260,534.11
1	0038781837	130,800.00	8.500%	FL	80.00	360	129,800.65	01/20/2009	666.63	133,650.81
1	0039080692	127,000.00	11.000%	MO	100.00	360	72,080.02	06/30/2009	95.00	68,507.91
1	0121794580	201,000.00	9.250%	NV	89.33	360	195,226.72	01/15/2010	124,323.47	124,323.47
1	0122231137	195,000.00	7.990%	CA	57.35	360	192,966.35	10/15/2009	2,220.16	158,576.53
1	0122237217	235,000.00	7.850%	CA	85.45	360	234,961.31	10/30/2009	200.00	198,461.93
1	0122237688	310,250.00	7.250%	CA	85.00	360	301,261.11	12/29/2009	219,115.42	219,115.42
1	0122237852	342,000.00	8.750%	CA	84.65	360	334,346.20	12/08/2009	91,021.81	91,021.81
1	0122238264	205,000.00	7.350%	CA	62.12	360	199,100.50	10/12/2009	1,031.07	72,315.48
1	0122239064	337,500.00	8.375%	CA	75.00	360	333,018.29	10/15/2009	(8.00)	210,490.56
1	0122241300	125,400.00	8.900%	IL	95.00	360	122,153.86	12/31/2009	39,582.33	39,582.33
1	0122242647	194,400.00	9.300%	CA	80.00	360	190,594.21	05/26/2009	(143.28)	114,279.34
1	0122244700	442,000.00	8.590%	CA	85.00	360	438,130.51	05/11/2009	13,158.71	357,730.85
1	0122244858	332,000.00	7.650%	CA	80.00	360	328,163.49	10/23/2009	265.78	265,413.07
1	0122248636	27,800.00	11.700%	CT	20.00	180	27,470.58	09/11/2009	536.20	28,618.98
1	0122256787	85,500.00	8.375%	OH	95.00	360	83,535.26	10/09/2009	(381.01)	55,727.67
1	0122257140	69,700.00	9.775%	OH	85.00	360	68,479.60	10/27/2009	412.00	76,241.47
1	0122259591	102,400.00	9.750%	CA	80.00	360	101,548.10	12/29/2009	109,363.43	109,363.43
1	0122259948	237,500.00	8.000%	CA	95.00	360	234,939.24	06/18/2009	(244.00)	120,054.93
1	0122260326	342,000.00	7.000%	CA	90.00	360	335,497.85	11/23/2009	(828.11)	280,794.81
1	0122260797	313,000.00	8.000%	CA	92.06	360	310,029.70	05/07/2009	(63.34)	308,355.73
1	0122264328	204,000.00	8.500%	IL	80.00	360	198,470.82	11/18/2009	(2,487.77)	184,459.89
1	0122266356	160,000.00	7.400%	AZ	66.95	360	159,999.78	11/18/2009	(558.96)	151,739.02
1	0122268634	396,000.00	7.200%	CA	80.00	360	389,946.39	11/24/2009	1,363.52	193,504.17
1	0122270515	396,000.00	8.550%	AZ	90.00	360	395,990.50	10/08/2009	2,044.16	253,079.02
1	0122270713	215,200.00	7.150%	AZ	80.00	360	215,200.00	11/23/2009	(932.13)	144,842.07
1	0122273261	50,000.00	11.900%	MI	20.00	180	49,253.02	12/31/2009	52,477.19	52,477.19
1	0122273717	108,300.00	8.900%	MI	95.00	360	105,580.55	10/21/2009	392.33	69,562.08

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Realized Loss Loan Detail Report - Loans with Losses during Current Period

Group	Loan Number	Original Principal Balance	Current Note Rate	State	LTV at Origination	Original Term	Liquidated or Ending Actual Balance	Liquidation Effective Date	Realized Loss/(Gain)	Cumulative Realized Loss/(Gain)
1	0122278724	352,000.00	10.100%	NJ	80.00	360	344,872.06	10/16/2009	(3,499.00)	277,023.53
1	0122284904	382,200.00	7.525%	CA	70.00	360	379,994.14	10/20/2009	400.00	233,011.42
1	0122326614	349,600.00	9.950%	FL	95.00	360	342,651.01	10/16/2009	191.61	145,801.39
1	0122512361	72,000.00	9.400%	TN	80.00	360	70,308.59	12/15/2009	(360.98)	67,975.35
1	0122513112	180,000.00	8.700%	FL	70.59	360	175,440.87	01/15/2010	178,651.20	178,651.20
1	0122517790	315,200.00	7.875%	CA	84.28	360	306,967.29	01/15/2010	143,956.87	143,956.87
1	0122701766	172,000.00	8.500%	GA	80.00	360	170,142.71	12/23/2009	76,322.89	76,322.89
1	0122702830	361,600.00	8.100%	CA	80.00	360	361,600.00	09/22/2009	(11.80)	320,826.48
1	0122705122	199,750.00	9.350%	CA	85.00	360	198,483.44	11/18/2009	(1,058.37)	182,478.57
1	0122705346	201,400.00	7.600%	CA	95.00	360	201,387.02	12/22/2009	110,852.94	110,852.94
1	0122707219	360,000.00	7.850%	CA	84.71	360	355,711.92	12/14/2009	287,549.44	287,549.44
1	0122707631	200,000.00	8.700%	CA	80.00	360	200,000.00	11/18/2009	826.16	125,538.28
1	0122708290	205,000.00	8.400%	CA	73.21	360	202,715.02	10/09/2009	(1,176.48)	190,778.46
1	0122709900	200,000.00	7.900%	CA	74.07	360	197,583.58	10/16/2009	(1,539.00)	186,703.01
1	0122710205	297,500.00	7.990%	CA	85.00	360	302,143.79	11/27/2009	(2,275.06)	254,266.94
1	0122710973	170,000.00	7.125%	CA	85.00	360	167,254.07	10/29/2009	(758.25)	172,316.67
1	0122711617	80,000.00	2.000%	MO	100.00	399	79,332.50	Active**	3,591.75	3,591.75
1	0122712516	195,500.00	9.750%	CO	85.00	360	203,895.20	12/24/2009	166,818.95	166,818.95
1	0122712813	212,000.00	7.250%	PA	80.00	360	221,903.79	08/28/2009	(116.18)	119,314.25
1	0122713571	289,000.00	8.950%	CA	85.00	360	286,778.84	10/30/2009	8,073.48	233,359.13
1	0122714892	55,800.00	11.300%	MI	90.00	360	55,107.79	07/09/2009	(28.00)	60,340.49
1	0122715022	96,000.00	8.675%	MI	80.00	360	93,847.78	12/28/2009	108,197.98	108,197.98
1	0122715451	90,000.00	8.713%	MI	89.11	360	89,195.57	10/23/2009	15.00	97,708.77
1	0122716178	162,500.00	8.450%	CA	65.00	360	160,727.63	11/27/2009	(916.00)	148,518.25
1	0122716525	152,000.00	7.925%	CT	80.00	360	151,275.30	12/16/2009	114,292.82	114,292.82
1	0122716897	233,750.00	9.900%	CT	85.00	360	232,109.17	11/11/2009	2,344.19	247,945.02
1	0122717358	358,000.00	9.925%	HI	100.00	360	355,255.31	12/11/2009	75,951.14	75,951.14
1	0122719800	170,000.00	7.990%	CA	75.56	360	167,980.74	11/06/2009	(429.00)	134,002.87
1	0122720485	310,000.00	8.250%	CA	57.41	360	306,736.46	05/27/2009	(359.48)	215,510.91
1	0122721749	179,992.00	8.750%	FL	80.00	360	179,992.00	11/27/2009	(2,257.91)	157,897.37
1	0122722465	220,500.00	11.600%	WI	70.00	360	217,835.29	12/14/2009	124,299.72	124,299.72
1	0122725260	166,942.00	8.400%	ID	80.00	360	163,219.35	12/16/2009	76,843.38	76,843.38
1	0122727480	160,200.00	8.775%	IL	90.00	360	155,240.20	12/15/2009	164,204.28	164,204.28
1	0122729627	139,000.00	10.865%	NC	100.00	360	136,616.08	12/17/2009	86,004.86	86,004.86
1	0122729916	185,000.00	8.450%	CA	71.84	360	183,069.99	10/02/2009	15.62	115,029.00
1	0122730906	396,000.00	7.200%	CA	90.00	360	395,894.80	11/25/2009	(366.77)	275,564.96
1	0122732258	105,000.00	7.125%	AZ	52.50	360	104,965.81	12/21/2009	87,701.88	87,701.88
1	0122732563	320,000.00	6.990%	AZ	76.01	360	318,944.55	11/09/2009	(3,016.57)	198,141.36
1	0122732761	170,000.00	8.500%	CA	85.00	360	169,001.71	07/25/2008	(119.97)	100,967.48
1	0122732993	40,000.00	5.000%	AZ	20.00	360	42,841.06	12/10/2009	43,924.93	43,924.93

Structured Asset Securities Corporation
Mortgage Pass-Through Certificates
Series 2006-BC4

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Realized Loss Loan Detail Report - Loans with Losses during Current Period

Group	Loan Number	Original Principal Balance	Current Note Rate	State	LTV at Origination	Original Term	Liquidated or Ending Actual Balance	Liquidation Effective Date	Realized Loss/(Gain)	Cumulative Realized Loss/(Gain)
1	0122733850	362,900.00	7.500%	WA	95.00	360	362,814.16	11/27/2009	(2,357.00)	221,544.96
1	0122734353	99,750.00	8.900%	MI	95.00	360	98,425.77	07/30/2008	(300.00)	116,082.43
1	0122734841	111,200.00	9.350%	MI	80.00	360	110,257.55	11/04/2009	(279.77)	98,255.01
1	0122734932	52,000.00	8.950%	MI	80.00	360	50,966.85	10/15/2009	150.00	65,661.84
1	0122738974	115,200.00	8.950%	MO	90.00	360	111,159.51	11/27/2009	(532.58)	70,971.03
1	0122743909	218,500.00	8.613%	IL	95.00	360	216,358.79	10/20/2009	(4,627.39)	162,591.55
1	0122745185	175,500.00	8.350%	AZ	90.00	360	173,649.57	12/11/2009	70,259.03	70,259.03
1	0122746225	55,000.00	12.500%	PA	20.00	180	54,618.25	03/11/2009	(564.23)	54,358.80
1	0122746357	111,150.00	9.300%	PA	95.00	360	107,730.75	11/05/2009	(815.84)	121,044.88
1	0122904212	369,000.00	7.900%	CA	85.81	360	364,814.93	10/27/2009	(466.59)	96,881.79
1	0122904915	211,500.00	9.650%	MI	90.00	360	210,099.80	10/16/2009	(135.94)	165,599.10
1	0122905128	154,400.00	8.100%	AZ	80.00	360	150,000.28	12/24/2009	140,896.30	140,896.30
1	0122905961	60,040.00	10.700%	IN	95.00	360	59,256.21	10/06/2009	(18.00)	60,722.87
1	0122908726	92,150.00	8.975%	MI	95.00	360	91,611.07	12/28/2009	96,299.07	96,299.07
1	0122909682	80,000.00	7.800%	ID	80.00	360	79,556.91	12/21/2009	31,943.41	31,943.41
1	0122939648	172,500.00	8.875%	CA	69.84	360	170,876.04	06/22/2009	(131.58)	177,239.18
2	0033151432	165,630.00	8.625%	FL	100.00	360	161,989.86	05/11/2009	(69.00)	103,106.37
2	0033165747	289,600.00	8.500%	FL	80.00	360	289,509.43	12/08/2009	218,252.76	218,252.76
2	0033373564	185,600.00	8.125%	IL	80.00	360	181,278.35	12/29/2009	112,150.41	112,150.41
2	0038776605	168,000.00	7.500%	FL	80.00	360	167,787.09	12/08/2009	108,985.98	108,985.98
2	0038836961	152,500.00	8.875%	VA	100.00	360	150,981.73	01/01/2010	7,231.09	7,231.09
2	0038842993	226,200.00	7.875%	MD	64.63	360	222,558.50	12/08/2009	158,493.10	158,493.10
2	0038985123	343,200.00	7.875%	VA	80.00	360	343,200.00	12/08/2009	137,092.66	137,092.66
2	0039138599	312,000.00	9.000%	MD	80.00	360	309,512.96	10/29/2009	1,169.16	247,823.44
2	0039164199	241,600.00	7.875%	MA	80.00	360	235,487.69	12/08/2009	72,162.50	72,162.50
2	0121811228	215,900.00	6.125%	VA	56.08	360	215,733.96	09/15/2009	(649.25)	155,612.46
2	0121812507	63,000.00	10.900%	TX	100.00	360	61,917.67	10/15/2009	536.90	46,595.48
2	0121816755	240,000.00	8.650%	CA	80.00	480	237,672.45	11/15/2009	(6,654.57)	239,321.16
2	0122232473	182,000.00	10.050%	VA	78.79	360	180,890.29	12/28/2009	137,206.32	137,206.32
2	0122234149	445,000.00	7.100%	CA	89.00	360	445,000.00	12/30/2009	250,003.37	250,003.37
2	0122236383	152,000.00	9.750%	IL	80.00	360	148,705.91	11/27/2009	(2,303.29)	168,866.30
2	0122236607	206,880.00	7.550%	CA	80.00	360	206,880.00	12/08/2009	118,045.02	118,045.02
2	0122237316	412,300.00	8.650%	CA	95.00	360	407,735.30	09/04/2009	(75.18)	279,086.02
2	0122237597	75,001.00	9.225%	FL	60.00	360	73,175.99	12/08/2009	77,363.45	77,363.45
2	0122241805	45,000.00	12.525%	AZ	20.00	180	44,535.46	12/31/2009	46,761.89	46,761.89
2	0122242555	76,500.00	9.900%	MO	90.00	360	74,649.91	12/10/2009	86,491.48	86,491.48
2	0122243900	326,941.60	8.200%	CA	80.00	360	326,846.36	12/31/2009	205,466.59	205,466.59
2	0122246176	472,000.00	6.990%	CA	80.00	360	471,862.53	12/31/2009	333,211.97	333,211.97
2	0122246846	254,432.00	8.800%	NV	80.00	360	252,299.06	12/08/2009	178,031.35	178,031.35
2	0122247117	123,250.00	8.300%	MI	85.00	360	120,568.89	12/30/2009	143,754.48	143,754.48

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Series 2006-BC4

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Realized Loss Loan Detail Report - Loans with Losses during Current Period

Group	Loan Number	Original Principal Balance	Current Note Rate	State	LTV at Origination	Original Term	Liquidated or Ending Actual Balance	Liquidation Effective Date	Realized Loss/(Gain)	Cumulative Realized Loss/(Gain)
2	0122247364	65,450.00	7.000%	IN	85.00	360	64,646.03	12/30/2009	66,552.35	66,552.35
2	0122250459	335,750.00	8.575%	NJ	85.00	360	355,600.01	12/15/2009	212,627.11	212,627.11
2	0122252877	468,000.00	7.375%	CA	80.00	360	468,000.00	12/16/2009	222,458.09	222,458.09
2	0122257868	306,000.00	8.750%	MN	100.00	360	299,234.53	10/09/2009	(830.78)	220,737.59
2	0122258338	191,200.00	6.875%	MN	80.00	360	185,585.64	10/27/2009	773.48	90,449.17
2	0122259161	473,880.00	7.800%	NV	80.00	360	473,695.19	11/27/2009	(2,131.86)	326,242.52
2	0122263452	413,250.00	8.200%	NJ	95.00	360	408,990.86	08/31/2009	126,119.26	126,119.26
2	0122268279	348,000.00	8.000%	CA	80.00	360	343,576.62	11/20/2009	175.41	144,078.80
2	0122269491	220,000.00	9.650%	IL	79.14	360	218,288.65	10/27/2009	910.00	77,813.15
2	0122269525	164,000.00	10.450%	IL	80.00	360	162,721.98	12/02/2009	114,757.07	114,757.07
2	0122270952	180,500.00	8.200%	AZ	95.00	360	178,638.72	11/01/2009	41,571.07	41,571.07
2	0122274558	204,000.00	8.000%	ID	85.00	360	201,826.94	12/29/2009	129,260.75	129,260.75
2	0122278062	430,000.00	8.500%	CA	74.14	360	376,840.34	07/29/2009	6,721.22	385,336.97
2	0122278500	180,000.00	7.950%	CA	80.00	360	180,000.00	12/24/2009	153,297.96	153,297.96
2	0122281058	180,000.00	8.125%	VA	90.00	360	174,840.67	10/29/2009	(1,108.27)	10,785.94
2	0122283773	260,910.00	8.675%	CA	90.00	360	254,155.80	10/28/2009	(1,548.23)	138,445.38
2	0122284813	500,000.00	8.000%	CA	80.00	360	499,999.37	07/20/2009	(1,686.45)	312,822.50
2	0122322746	181,000.00	8.600%	FL	82.27	360	179,361.47	04/30/2009	(50.00)	141,035.93
2	0122324163	197,200.00	8.550%	OR	85.00	360	195,043.08	11/11/2009	(1,342.39)	74,306.27
2	0122511991	121,200.00	7.300%	MI	80.00	360	117,617.50	07/15/2009	(340.20)	88,134.75
2	0122521974	173,000.00	7.125%	NV	67.84	480	170,296.46	11/15/2009	(1,540.48)	139,228.87
2	0122703747	243,000.00	7.500%	VA	89.01	360	239,705.05	11/27/2009	(1,221.00)	126,058.78
2	0122705130	429,000.00	9.950%	CA	100.00	360	429,000.00	10/28/2009	(1,628.19)	309,506.65
2	0122705148	500,000.00	8.050%	CA	73.53	360	499,853.50	10/15/2009	(1,661.00)	355,501.12
2	0122705254	179,100.00	8.100%	CA	90.00	360	178,209.04	10/09/2009	316.80	104,897.14
2	0122705387	277,520.00	7.900%	IL	80.00	360	275,862.84	12/30/2009	206,071.32	206,071.32
2	0122706211	22,700.00	12.100%	IL	20.00	180	22,414.88	10/30/2009	491.00	24,237.02
2	0122706799	276,250.00	7.990%	IL	85.00	360	268,009.95	12/16/2009	215,602.59	215,602.59
2	0122707144	345,800.00	6.900%	CA	76.00	360	339,247.65	11/03/2009	581.08	164,653.47
2	0122707672	110,500.00	9.550%	FL	85.00	360	109,743.68	10/09/2009	(43.33)	127,473.22
2	0122708159	289,200.00	8.950%	OR	64.99	360	286,477.91	12/28/2009	39,262.11	39,262.11
2	0122709017	476,000.00	7.475%	CA	85.00	360	476,000.00	10/29/2009	(1,190.59)	310,830.71
2	0122709736	522,000.00	7.450%	CA	100.00	360	521,717.64	12/30/2009	345,143.12	345,143.12
2	0122710023	486,000.00	7.250%	CA	90.00	360	485,850.00	11/04/2009	1,198.86	260,094.54
2	0122711013	470,900.00	8.840%	MN	85.00	360	466,351.85	10/20/2009	(3,133.48)	314,208.49
2	0122714355	304,000.00	8.175%	CA	80.00	360	304,000.00	04/22/2009	(499.90)	303,822.51
2	0122714447	409,500.00	2.750%	CA	90.00	397	443,418.69	Active**	3,508.06	3,508.06
2	0122715758	191,200.00	10.600%	MI	100.00	360	190,834.12	09/28/2009	(1,054.50)	177,227.09
2	0122716103	287,200.00	8.625%	CA	80.00	360	287,200.00	09/14/2009	(1,226.11)	196,783.29
2	0122717705	256,000.00	8.900%	NJ	80.00	360	253,649.73	10/22/2009	(1,797.09)	144,914.66

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Realized Loss Loan Detail Report - Loans with Losses during Current Period

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2	0122718471	36,000.00	11.850%	NV	14.12	180	35,586.90	09/04/2009	(2,000.00)	33,193.09
2	0122723257	148,000.00	9.825%	FL	80.00	360	146,039.78	12/02/2009	156,741.94	156,741.94
2	0122724263	328,000.00	7.550%	CA	76.64	360	324,389.11	10/08/2009	144.00	211,221.22
2	0122724321	544,000.00	7.825%	CA	85.00	360	537,526.24	11/12/2009	(1,680.00)	301,405.95
2	0122725773	122,500.00	7.750%	AZ	87.50	360	121,320.09	12/22/2009	124,951.70	124,951.70
2	0122726896	66,944.00	11.975%	GA	20.00	180	66,334.32	03/11/2009	(659.64)	67,521.60
2	0122728082	74,700.00	10.300%	OH	90.00	360	73,523.39	10/09/2009	(1,800.00)	87,960.99
2	0122728389	52,000.00	9.800%	OH	80.00	360	51,199.91	06/29/2009	(924.93)	69,002.72
2	0122729270	315,000.00	9.750%	AZ	100.00	360	315,000.00	04/16/2009	(57.00)	81,576.15
2	0122731730	237,500.00	9.100%	IL	95.00	360	231,759.20	12/02/2009	225,806.02	225,806.02
2	0122732050	323,000.00	8.500%	AZ	85.00	360	319,721.63	12/29/2009	218,271.65	218,271.65
2	0122732084	161,500.00	6.000%	AZ	85.00	360	169,285.29	10/30/2009	(1,055.00)	154,784.29
2	0122733447	387,160.00	8.500%	WA	80.00	360	386,956.87	10/26/2009	(2,226.00)	101,921.31
2	0122735665	138,400.00	7.500%	CA	80.00	360	138,379.00	11/03/2009	53.81	108,943.38
2	0122737851	322,575.00	8.750%	CA	85.00	360	319,277.19	11/25/2009	(2,645.39)	291,987.99
2	0122739402	166,500.00	9.375%	MO	90.00	360	162,769.04	11/18/2009	(117.00)	67,448.61
2	0122740426	260,000.00	7.500%	FL	80.00	360	260,000.00	10/19/2009	(3,506.69)	203,462.57
2	0122743099	513,000.00	8.250%	CA	95.00	360	510,380.86	12/22/2009	221,236.10	221,236.10
2	0122743958	128,000.00	8.650%	IL	80.00	360	127,579.91	10/21/2009	(2,431.00)	155,847.94
2	0122745722	81,000.00	8.425%	PA	90.00	360	78,773.35	11/18/2009	(697.00)	69,079.50
2	0122902695	69,260.00	7.825%	FL	53.28	360	67,272.89	05/15/2009	3,112.90	46,896.45
2	0122903461	93,600.00	10.650%	OH	80.00	360	93,216.34	01/22/2009	(54.00)	91,263.97
2	0122903636	317,250.00	9.350%	WA	90.00	360	314,643.44	10/26/2009	(1,732.05)	171,902.73
2	0122906654	446,250.00	8.875%	AZ	85.00	360	442,154.09	10/02/2009	120.72	297,423.12
2	0122906696	225,000.00	7.875%	FL	90.00	360	222,848.94	11/05/2009	28.63	234,430.78
2	0122907256	34,000.00	11.250%	CA	20.00	180	33,589.19	09/23/2009	(1,000.00)	33,805.26
2	0122907538	239,600.00	8.000%	NV	80.00	360	238,295.06	11/03/2009	69.49	168,303.24
2	0122909286	276,440.00	7.850%	NV	95.00	360	276,440.00	10/27/2009	(1,079.78)	93,094.12
2	0122939580	348,000.00	6.750%	CA	80.00	360	348,000.00	10/15/2009	(136.21)	244,108.61
2	0122940901	109,800.00	9.490%	IL	90.00	360	109,430.61	12/24/2009	129,348.12	129,348.12
2	0122941131	255,000.00	7.750%	UT	85.00	360	247,996.84	11/30/2009	3,129.70	184,817.11

Realized Loss/(Gain) value may include Interest Loss, Principal Loss, and Expense amounts.

* This data is currently not provided for reporting.

** The current loss for this loan is associated with a modification; for further detail please see the Modification section.

Structured Asset Securities Corporation
Mortgage Pass-Through Certificates
Series 2006-BC4

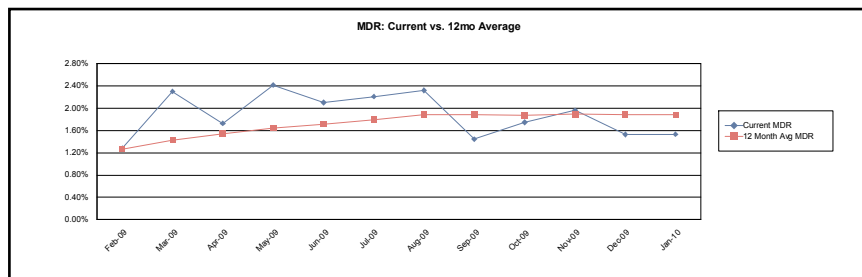
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Realized Loss Report - Collateral

Summary

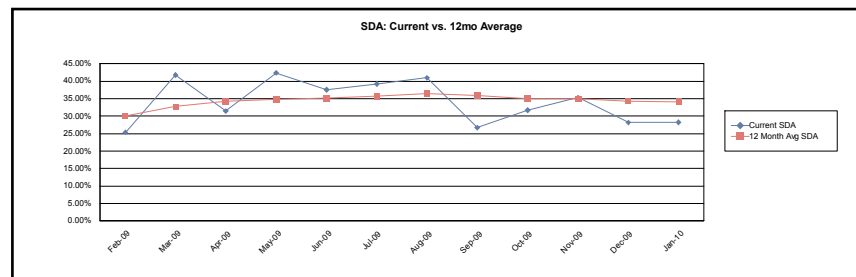
MDR

Current Month 1.535%
3 Month Average 1.676%
12 Month Average 1.882%



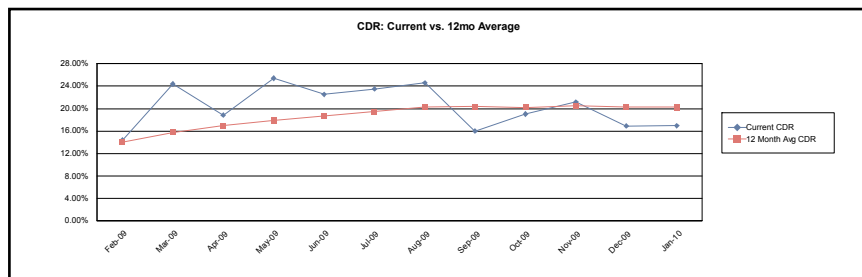
SDA

Current Month 28.234%
3 Month Average 30.563%
12 Month Average 34.064%



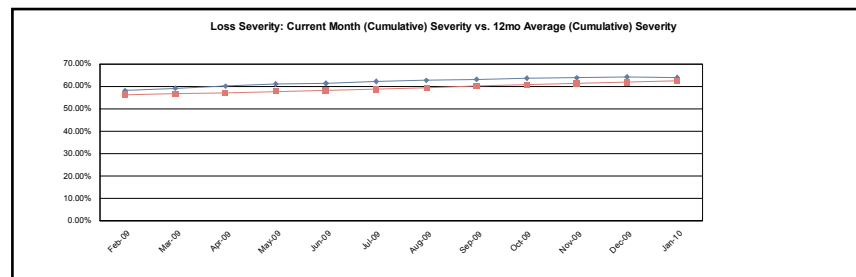
CDR

Current Month 16.940%
3 Month Average 18.338%
12 Month Average 20.312%



Loss Severity

Current Month (Cumulative) 64.068%
3 Month Average (Cumulative) 64.060%
12 Month Average (Cumulative) 62.002%



Structured Asset Securities Corporation
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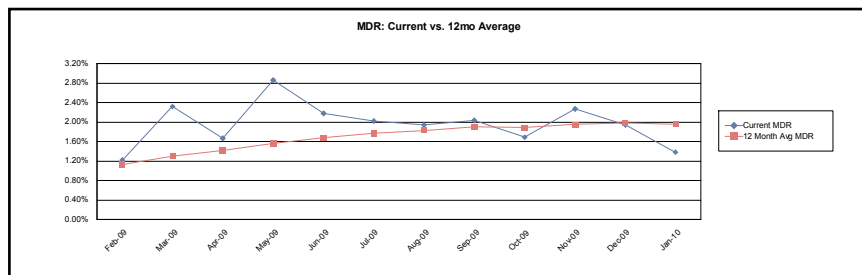
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Realized Loss Report - Collateral

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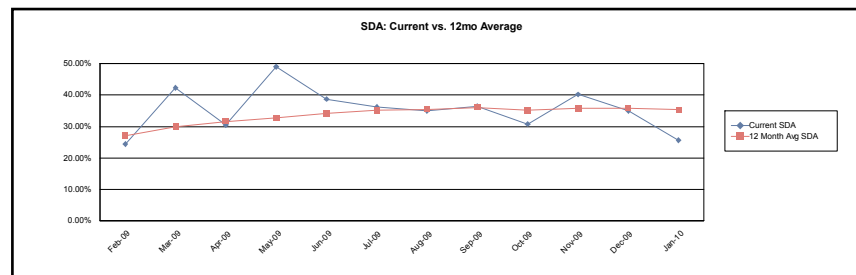
MDR

Current Month 1.385%
3 Month Average 1.868%
12 Month Average 1.963%



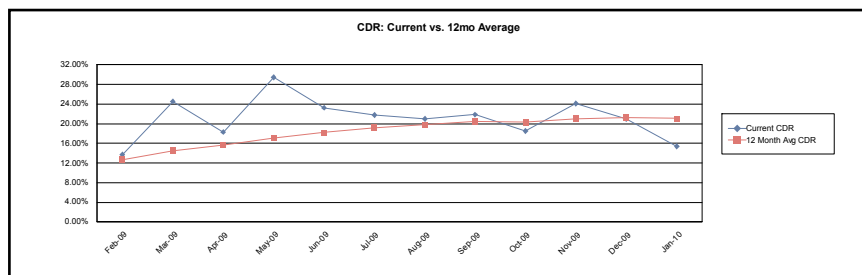
SDA

Current Month 25.680%
3 Month Average 33.628%
12 Month Average 35.377%



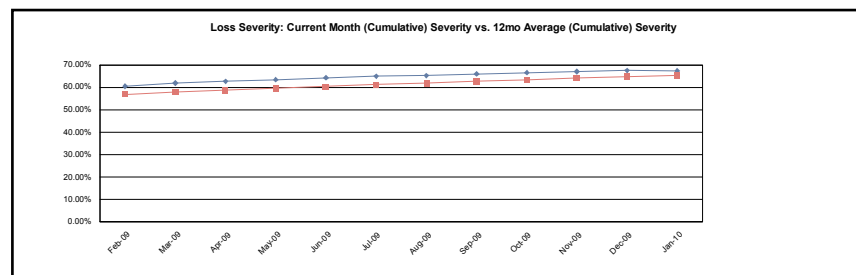
CDR

Current Month 15.408%
3 Month Average 20.177%
12 Month Average 21.073%



Loss Severity

Current Month (Cumulative) 67.386%
3 Month Average (Cumulative) 67.326%
12 Month Average (Cumulative) 64.834%



Structured Asset Securities Corporation
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Series 2006-BC4

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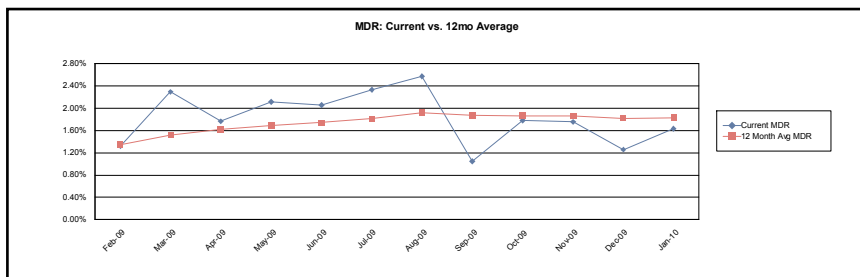
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Realized Loss Report - Collateral

2

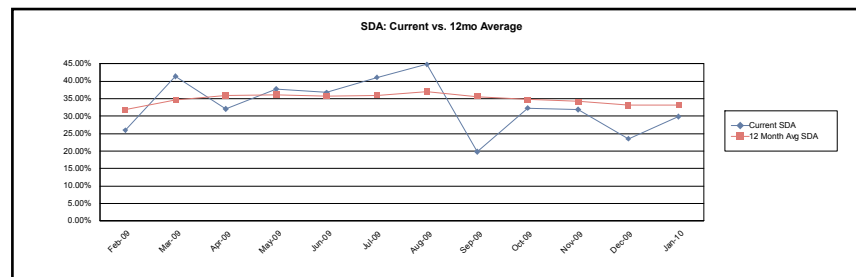
MDR

Current Month 1.633%
3 Month Average 1.549%
12 Month Average 1.828%



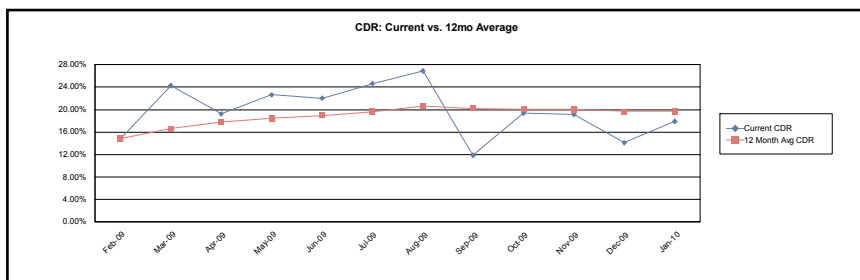
SDA

Current Month 29.878%
3 Month Average 28.436%
12 Month Average 33.103%



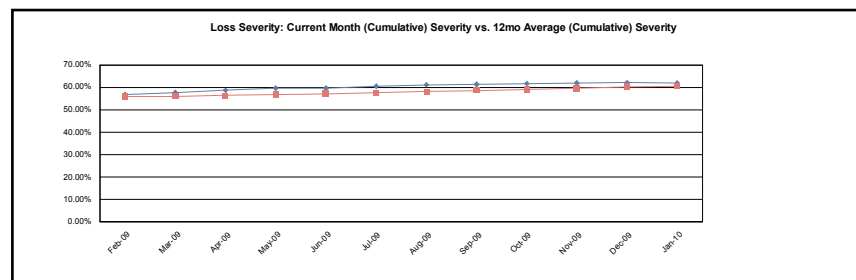
CDR

Current Month 17.927%
3 Month Average 17.061%
12 Month Average 19.751%



Loss Severity

Current Month (Cumulative) 61.997%
3 Month Average (Cumulative) 62.023%
12 Month Average (Cumulative) 60.318%



Calculation Methodology:

Monthly Default Rate (MDR): $\text{Sum}(\text{Beg Scheduled Balance of Liquidated Loans}) / \text{Sum}(\text{Beg Scheduled Balance})$.

Conditional Default Rate (CDR): $1 - ((1 - \text{MDR})^{12})$

SDA Standard Default Assumption: If $\text{WAS} \leq 30$ then $\text{CDR} / (\text{WAS} * 0.02)$ else if $30 < \text{WAS} \leq 60$ then $\text{CDR} / 0.6$ else if $60 < \text{WAS} \leq 120$ then $\text{CDR} / (0.6 - ((\text{WAS} - 60) * 0.0095))$ else if $\text{WAS} > 120$ then $\text{CDR} / 0.03$

Cumulative Loss Severity: $\text{Sum}(\text{All Realized Losses}) / \text{Sum}(\text{Actual Liquidated Balance for loans that have experienced a loss})$. 3 Month Average and 12 Month Average will not have values until the 3rd and 12th month respectively.

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Prepayment Detail - Prepayments during Current Period

Summary													
	Loans Paid in Full			Repurchased Loans			Substitution Loans			Liquidated Loans			Curtailments
	Count	Original Principal Balance	Current Scheduled Balance	Count	Original Principal Balance	Current Scheduled Balance	Count	Original Principal Balance	Current Scheduled Balance	Count	Original Principal Balance	Current Scheduled Balance	Curtailment Amount
1	3	497,750.00	471,919.44	0	0.00	0.00	0	0.00	0.00	25	4,494,842.00	4,435,598.06	(322,034.51)
2	2	271,850.00	270,423.57	0	0.00	0.00	0	0.00	0.00	33	8,049,674.60	8,013,196.63	(325,175.36)
Total	5	769,600.00	742,343.01	0	0.00	0.00	0	0.00	0.00	58	12,544,516.60	12,448,794.69	(647,209.87)

Prepayment Loan Detail - Prepayments during Current Period

Group	Loan Number	State	LTV at Origination	First Payment Date	Original Principal Balance	Prepayment Amount	PIF Type	Months Delinquent	Current Loan Rate	Original Term	Seasoning
1	0121794580	NV	89.33	01-Aug-2006	201,000.00	195,226.72	Liquidation	22	9.250%	360	41
1	0121800437	TX	80.00	01-Aug-2006	241,600.00	232,618.78	Loan Paid in Full	0	7.250%	360	41
1	0122237688	CA	85.00	01-Sep-2006	310,250.00	301,261.11	Liquidation	9	7.250%	360	40
1	0122237852	CA	84.65	01-Oct-2006	342,000.00	334,346.20	Liquidation	11	8.750%	360	39
1	0122241300	IL	95.00	01-Oct-2006	125,400.00	122,153.86	Liquidation	12	8.900%	360	39
1	0122259591	CA	80.00	01-Sep-2006	102,400.00	101,548.10	Liquidation	19	9.750%	360	40
1	0122273261	MI	20.00	01-Oct-2006	50,000.00	49,253.02	Liquidation	4	11.900%	180	39
1	0122513112	FL	70.59	01-Sep-2006	180,000.00	175,440.87	Liquidation	23	8.700%	360	40
1	0122517790	CA	84.28	01-Oct-2006	315,200.00	306,967.29	Liquidation	24	7.875%	360	39
1	0122520877	TX	80.00	01-Oct-2006	90,400.00	79,040.86	Loan Paid in Full	0	8.875%	180	39
1	0122701766	GA	80.00	01-Nov-2006	172,000.00	170,142.71	Liquidation	9	8.500%	360	38
1	0122704323	PA	85.00	01-Nov-2006	165,750.00	159,517.95	Loan Paid in Full	0	6.725%	360	38
1	0122705346	CA	95.00	01-Nov-2006	201,400.00	201,387.02	Liquidation	19	7.600%	360	38
1	0122707219	CA	84.71	01-Oct-2006	360,000.00	355,711.92	Liquidation	6	7.850%	360	39
1	0122712516	CO	85.00	01-Nov-2006	195,500.00	203,895.20	Liquidation	9	9.750%	360	38
1	0122715022	MI	80.00	01-Nov-2006	96,000.00	93,847.78	Liquidation	5	8.675%	360	38
1	0122716525	CT	80.00	01-Nov-2006	152,000.00	151,275.30	Liquidation	15	7.925%	360	38
1	0122717358	HI	100.00	01-Nov-2006	358,000.00	355,255.31	Liquidation	15	9.925%	360	38
1	0122722465	WI	70.00	01-Nov-2006	220,500.00	217,835.29	Liquidation	23	11.600%	360	38
1	0122725260	ID	80.00	01-Nov-2006	166,942.00	163,219.35	Liquidation	10	8.400%	360	38
1	0122727480	IL	90.00	01-Nov-2006	160,200.00	155,240.20	Liquidation	17	8.775%	360	38
1	0122729627	NC	100.00	01-Nov-2006	139,000.00	136,616.08	Liquidation	15	10.865%	360	38
1	0122732258	AZ	52.50	01-Nov-2006	105,000.00	104,965.81	Liquidation	7	7.125%	360	38
1	0122732993	AZ	20.00	01-Nov-2006	40,000.00	42,841.06	Liquidation	5	5.000%	360	38
1	0122745185	AZ	90.00	01-Nov-2006	175,500.00	173,649.57	Liquidation	8	8.350%	360	38

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Prepayment Loan Detail - Prepayments during Current Period

Group	Loan Number	State	LTV at Origination	First Payment Date	Original Principal Balance	Prepayment Amount	PIF Type	Months Delinquent	Current Loan Rate	Original Term	Seasoning
1	0122905128	AZ	80.00	01-Nov-2006	154,400.00	150,000.28	Liquidation	11	8.100%	360	38
1	0122908726	MI	95.00	01-Nov-2006	92,150.00	91,611.07	Liquidation	5	8.975%	360	38
1	0122909682	ID	80.00	01-Nov-2006	80,000.00	79,556.91	Liquidation	13	7.800%	360	38
2	0033165747	FL	80.00	01-Nov-2006	289,600.00	289,509.43	Liquidation	25	8.500%	360	38
2	0033373564	IL	80.00	01-Dec-2006	185,600.00	181,278.35	Liquidation	20	8.125%	360	37
2	0038776605	FL	80.00	01-Oct-2006	168,000.00	167,787.09	Liquidation	14	7.500%	360	39
2	0038836961	VA	100.00	01-Oct-2006	152,500.00	150,981.73	Liquidation	9	8.875%	360	39
2	0038842993	MD	64.63	01-Oct-2006	226,200.00	222,558.50	Liquidation	13	7.875%	360	39
2	0038985123	VA	80.00	01-Oct-2006	343,200.00	343,200.00	Liquidation	27	7.875%	360	39
2	0039164199	MA	80.00	01-Nov-2006	241,600.00	235,487.69	Liquidation	8	7.875%	360	38
2	0122232473	VA	78.79	01-Oct-2006	182,000.00	180,890.29	Liquidation	15	10.050%	360	39
2	0122234149	CA	89.00	01-Oct-2006	445,000.00	445,000.00	Liquidation	9	7.100%	360	39
2	0122236607	CA	80.00	01-Oct-2006	206,880.00	206,880.00	Liquidation	11	7.550%	360	39
2	0122237597	FL	60.00	01-Oct-2006	75,001.00	73,175.99	Liquidation	18	9.225%	360	39
2	0122241805	AZ	20.00	01-Oct-2006	45,000.00	44,535.46	Liquidation	8	12.525%	180	39
2	0122242555	MO	90.00	01-Sep-2006	76,500.00	74,649.91	Liquidation	5	9.900%	360	40
2	0122243900	CA	80.00	01-Oct-2006	326,941.60	326,846.36	Liquidation	10	8.200%	360	39
2	0122246176	CA	80.00	01-Oct-2006	472,000.00	471,862.53	Liquidation	15	6.990%	360	39
2	0122246846	NV	80.00	01-Oct-2006	254,432.00	252,299.06	Liquidation	16	8.800%	360	39
2	0122247117	MI	85.00	01-Sep-2006	123,250.00	120,568.89	Liquidation	19	8.300%	360	40
2	0122247364	IN	85.00	01-Oct-2006	65,450.00	64,646.03	Liquidation	17	7.000%	360	39
2	0122250459	NJ	85.00	01-Sep-2006	335,750.00	355,600.01	Liquidation	18	8.575%	360	40
2	0122252877	CA	80.00	01-Oct-2006	468,000.00	468,000.00	Liquidation	21	7.375%	360	39
2	0122269525	IL	80.00	01-Oct-2006	164,000.00	162,721.98	Liquidation	23	10.450%	360	39
2	0122274558	ID	85.00	01-Sep-2006	204,000.00	201,826.94	Liquidation	6	8.000%	360	40
2	0122278500	CA	80.00	01-Oct-2006	180,000.00	180,000.00	Liquidation	10	7.950%	360	39
2	0122705387	IL	80.00	01-Oct-2006	277,520.00	275,862.84	Liquidation	25	7.900%	360	39
2	0122706195	IL	24.62	01-Nov-2006	80,000.00	78,529.51	Loan Paid in Full	0	10.500%	360	38
2	0122706799	IL	85.00	01-Nov-2006	276,250.00	268,009.95	Liquidation	27	7.990%	360	38
2	0122708159	OR	64.99	01-Nov-2006	289,200.00	286,477.91	Liquidation	13	8.950%	360	38
2	0122709736	CA	100.00	01-Oct-2006	522,000.00	521,717.64	Liquidation	18	7.450%	360	39
2	0122723257	FL	80.00	01-Nov-2006	148,000.00	146,039.78	Liquidation	25	9.825%	360	38
2	0122725773	AZ	87.50	01-Nov-2006	122,500.00	121,320.09	Liquidation	16	7.750%	360	38
2	0122731730	IL	95.00	01-Nov-2006	237,500.00	231,759.20	Liquidation	28	9.100%	360	38
2	0122732050	AZ	85.00	01-Nov-2006	323,000.00	319,721.63	Liquidation	9	8.500%	360	38
2	0122743099	CA	95.00	01-Nov-2006	513,000.00	510,380.86	Liquidation	24	8.250%	360	38
2	0122905243	CA	89.99	01-Nov-2006	191,850.00	191,849.78	Loan Paid in Full	0	9.800%	360	38
2	0122940901	IL	90.00	01-Dec-2006	109,800.00	109,430.61	Liquidation	27	9.490%	360	37

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Prepayment Penalty Detail - Prepayment Penalty Paid during Current Period

Summary	Loan Count	Prior Balance	Prepayment Penalty Amount	Prepayment Penalty Waived
1	0	0.00	0.00	0.00
2	0	0.00	0.00	0.00
Total	0	0.00	0.00	0.00

Prepayment Penalty Loan Detail - Prepayment Penalty Paid during Current Period

Group	Loan Number	Paid In Full Date	Prior Balance	Prepayment Penalty Amount	Prepayment Penalty Waived
		No Prepayment Penalties this Period			

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Prepayment Rates

Summary

SMM

Current Month 1.547%
3 Month Average 1.764%
12 Month Average 2.424%

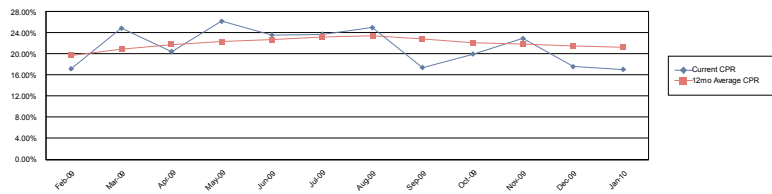
CPR

Current Month 17.062%
3 Month Average 19.188%
12 Month Average 21.301%

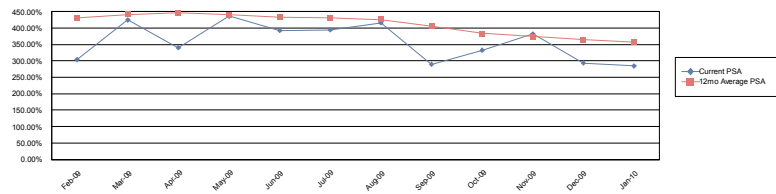
PSA

Current Month 284.370%
3 Month Average 319.793%
12 Month Average 357.382%

CPR: Current vs 12mo Average



PSA: Current vs. 12mo Average



1

SMM

Current Month 1.431%
3 Month Average 1.998%
12 Month Average 2.582%

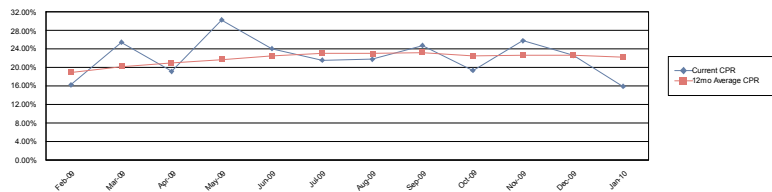
CPR

Current Month 15.888%
3 Month Average 21.411%
12 Month Average 22.225%

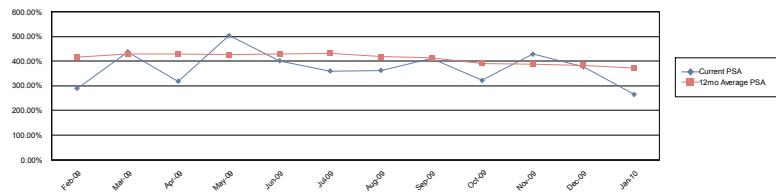
PSA

Current Month 264.794%
3 Month Average 356.845%
12 Month Average 373.257%

CPR: Current vs 12mo Average



PSA: Current vs. 12mo Average



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Prepayment Rates

2

SMM

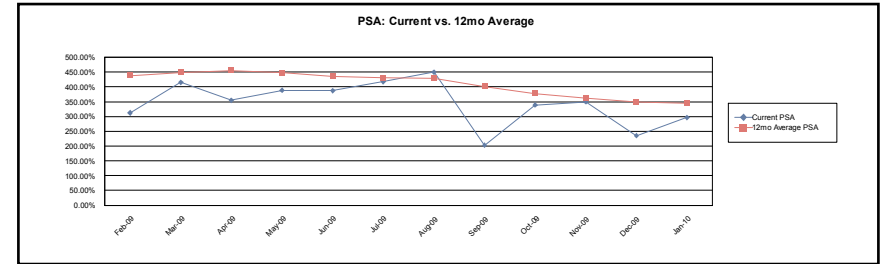
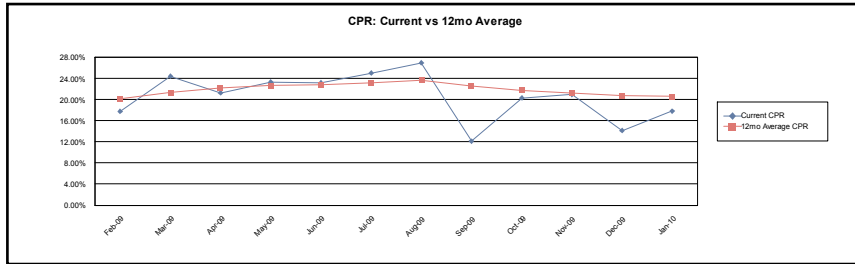
Current Month 1.622%
3 Month Average 1.609%
12 Month Average 2.319%

CPR

Current Month 17.821%
3 Month Average 17.644%
12 Month Average 20.616%

PSA

Current Month 297.012%
3 Month Average 294.068%
12 Month Average 345.681%



Calculation Methodology:

Single Month Mortality (SMM): (Partial and full prepayments + Repurchases) / (Beginning Scheduled Balance - Scheduled Principal)

Conditional PrePayment Rate (CPR): $1 - ((1 - \text{SMM})^{12})$

PSA Standard Prepayment Model: $100 * \text{CPR} / (0.2 * \text{MIN}(30, \text{WAS}))$

Weighted Average Seasoning (WAS): $\text{sum}((\text{Original Term} - \text{Remaining Term}) * (\text{Current Scheduled Balance} / \text{Deal Scheduled Principal Balance}))$

Structured Asset Securities Corporation
Mortgage Pass-Through Certificates
Distribution Date: 25-Jan-2010

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Structured Asset Securities Corporation
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Modifications						
Loan Number	Beginning Scheduled Balance	Current Scheduled Balance	Prior Rate	Modified Rate	Prior Payment	Modified Payment
No Modifications this Period						

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Substitutions							
<u>Loans Repurchased</u>				<u>Loans Substituted</u>			
Loan Number	Current Scheduled Balance	Current Rate	Current Payment	Loan Number	Current Scheduled Balance	Current Rate	Current Payment
No Substitutions this Period							

Repurchases Due to Breaches				
Loan Number	Beginning Scheduled Balance	Payoff Balance	Current Rate	Current Payment
No Repurchases Due to Breaches this Period				

Repurchases Due To Other				
Loan Number	Beginning Scheduled Balance	Payoff Balance	Current Rate	Current Payment
No Repurchases Due to Other this Period				

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Supplemental Reporting

Determination Date

With respect to each Distribution Date and any Servicer, the 18th day of the month in which such Distribution Date occurs, or, if such 18th day is not a Business Day, the next succeeding Business Day.

Distribution Date

The 25th day of each month or, if such 25th day is not a Business Day, the next succeeding Business Day, commencing in December 2006.

LIBOR Determination Date

The second LIBOR Business Day immediately preceding the commencement of each Accrual Period for any LIBOR Certificate.

LIBOR Business Day

Any day on which banks in London, England and The City of New York are open and conducting transactions in foreign currency and exchange.

Record Date

With respect to any Class of Book-Entry Certificates and any Distribution Date, the close of business on the Business Day immediately preceding such Distribution Date. With respect to any Class of Definitive Certificates and any Distribution Date, the last Business Day of the month immediately preceding the month in which the Distribution Date occurs (or, in the case of the first Distribution Date, the Closing Date).

Servicer Remittance Date

The day in each calendar month on which each Servicer (other than Countrywide Servicing) is required to remit payments to the Certificate Account, as specified in the related Servicing Agreement, which is the 18th day of each calendar month (or, if such 18th day is not a Business Day, the next succeeding Business Day). With respect to Countrywide Servicing, the 24th day of each calendar month (or, if such 24th day is not a Business Day, the preceding Business Day).

Closing Date

November 30, 2006.

Miscellaneous Modification Reporting Footnote

In the absence of specific guidance in the governing agreements, Wells Fargo Bank, N.A. has determined that a reduction in principal agreed to by a servicer in connection with a loan modification should be treated in a manner similar to a realized principal loss on the related loan.