

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

23-Apr-2009 10:47:41PM

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	04/24/2009	0.68188 %	305,210,683.98	190,773.97	2,979,635.49	0.00	302,231,048.50	3,170,409.46	0.00
A2	86359RAB2	04/24/2009	0.57188 %	132,871,117.69	69,654.14	5,733,968.83	0.00	127,137,148.86	5,803,622.97	0.00
A3	86359RAC0	04/24/2009	0.63188 %	76,519,000.00	44,321.59	0.00	0.00	76,519,000.00	44,321.59	0.00
A4	86359RAD8	04/24/2009	0.69188 %	180,880,000.00	114,718.32	0.00	0.00	180,880,000.00	114,718.32	0.00
A5	86359RAE6	04/24/2009	0.83188 %	71,715,000.00	54,686.75	0.00	0.00	71,715,000.00	54,686.75	0.00
M1	86359RAF3	04/24/2009	0.76188 %	61,488,000.00	42,942.60	0.00	0.00	61,488,000.00	42,942.60	0.00
M2	86359RAG1	04/24/2009	0.81188 %	53,605,000.00	39,894.09	0.00	0.00	53,605,000.00	39,894.09	0.00
M3	86359RAH9	04/24/2009	0.85188 %	27,591,000.00	21,545.54	0.00	0.00	27,591,000.00	21,545.54	0.00
M4	86359RAJ5	04/24/2009	0.90188 %	24,438,000.00	20,203.46	0.00	0.00	24,438,000.00	20,203.46	0.00
M5	86359RAK2	04/24/2009	0.92188 %	18,131,000.00	15,321.72	0.00	0.00	18,131,000.00	15,321.72	0.00
M6	86359RAL0	04/24/2009	0.99188 %	18,131,000.00	16,485.13	0.00	0.00	18,131,000.00	16,485.13	0.00
M7	86359RAM8	04/24/2009	1.42188 %	10,582,309.06	13,792.88	0.00	10,274,703.92	307,605.14	13,792.88	14,670,394.86
M8	86359RAN6	04/24/2009	1.92188 %	0.00	0.00	0.00	0.00	0.00	0.00	12,613,000.00
M9	86359RAP1	04/24/2009	3.02188 %	0.00	0.00	0.00	0.00	0.00	0.00	15,766,000.01
B	86359RAQ9	04/24/2009	3.02188 %	0.00	0.00	0.00	0.00	0.00	0.00	18,919,000.00
P	SAC06BC4P	03/31/2009	0.00000 %	100.00	16,018.05	0.00	0.00	100.00	16,018.05	0.00
X	SAC06BC4X	03/31/2009	0.00000 %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
R	SAC06BC4R	03/31/2009	0.00000 %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LT-R	SAC06BCLR	03/31/2009	0.00000 %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals				981,162,210.73	660,358.24	8,713,604.32	10,274,703.92	962,173,902.50	9,373,962.56	61,968,394.87

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.

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

23-Apr-2009 10:47:41PM

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	305,210,683.98	0.00	2,979,635.49	0.00	0.00	2,979,635.49	302,231,048.50	0.59636701	2,979,635.49
A2	446,678,000.00	132,871,117.69	0.00	5,733,968.83	0.00	0.00	5,733,968.83	127,137,148.86	0.28462819	5,733,968.83
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	27,591,000.00	0.00	0.00	0.00	0.00	0.00	27,591,000.00	1.00000000	0.00
M4	24,438,000.00	24,438,000.00	0.00	0.00	0.00	0.00	0.00	24,438,000.00	1.00000000	0.00
M5	18,131,000.00	18,131,000.00	0.00	0.00	0.00	0.00	0.00	18,131,000.00	1.00000000	0.00
M6	18,131,000.00	18,131,000.00	0.00	0.00	0.00	0.00	0.00	18,131,000.00	1.00000000	0.00
M7	14,978,000.00	10,582,309.06	0.00	0.00	0.00	10,274,703.92	10,274,703.92	307,605.14	0.02053713	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	981,162,210.73	0.00	8,713,604.32	0.00	10,274,703.92	18,988,308.24	962,173,902.50	0.61027694	8,713,604.32

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

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

23-Apr-2009 10:47:41PM

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	602.24647432	0.00000000	5.87946315	0.00000000	0.00000000	5.87946315	596.36701119	0.59636701	5.87946315
A2	446,678,000.00	297.46510392	0.00000000	12.83691794	0.00000000	0.00000000	12.83691794	284.62818599	0.28462819	12.83691794
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	1000.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	1000.00000000	1.00000000	0.00000000
M4	24,438,000.00	1000.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	1000.00000000	1.00000000	0.00000000
M5	18,131,000.00	1000.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	1000.00000000	1.00000000	0.00000000
M6	18,131,000.00	1000.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	1000.00000000	1.00000000	0.00000000
M7	14,978,000.00	706.52350514	0.00000000	0.00000000	0.00000000	685.98637468	685.98637468	20.53713046	0.02053713	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.

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

23-Apr-2009 10:47:41PM

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

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	03/25/09 - 04/26/09	33	0.68188 %	305,210,683.98	190,773.97	0.00	0.00	0.00	190,773.97	0.00	302,231,048.50
A2	03/25/09 - 04/26/09	33	0.57188 %	132,871,117.69	69,654.14	0.00	0.00	0.00	69,654.14	0.00	127,137,148.86
A3	03/25/09 - 04/26/09	33	0.63188 %	76,519,000.00	44,321.59	0.00	0.00	0.00	44,321.59	0.00	76,519,000.00
A4	03/25/09 - 04/26/09	33	0.69188 %	180,880,000.00	114,718.32	0.00	0.00	0.00	114,718.32	0.00	180,880,000.00
A5	03/25/09 - 04/26/09	33	0.83188 %	71,715,000.00	54,686.75	0.00	0.00	0.00	54,686.75	0.00	71,715,000.00
M1	03/25/09 - 04/26/09	33	0.76188 %	61,488,000.00	42,942.60	0.00	0.00	0.00	42,942.60	0.00	61,488,000.00
M2	03/25/09 - 04/26/09	33	0.81188 %	53,605,000.00	39,894.09	0.00	0.00	0.00	39,894.09	0.00	53,605,000.00
M3	03/25/09 - 04/26/09	33	0.85188 %	27,591,000.00	21,545.54	0.00	0.00	0.00	21,545.54	0.00	27,591,000.00
M4	03/25/09 - 04/26/09	33	0.90188 %	24,438,000.00	20,203.46	0.00	0.00	0.00	20,203.46	0.00	24,438,000.00
M5	03/25/09 - 04/26/09	33	0.92188 %	18,131,000.00	15,321.72	0.00	0.00	0.00	15,321.72	0.00	18,131,000.00
M6	03/25/09 - 04/26/09	33	0.99188 %	18,131,000.00	16,485.13	0.00	0.00	0.00	16,485.13	0.00	18,131,000.00
M7	03/25/09 - 04/26/09	33	1.42188 %	10,582,309.06	13,792.88	0.00	0.00	0.00	13,792.88	0.00	307,605.14
M8	N/A	N/A	1.92188 %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
M9	N/A	N/A	3.02188 %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B	N/A	N/A	3.02188 %	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	16,018.05	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					644,340.19	0.00	0.00	0.00	660,358.24	0.00	

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

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

23-Apr-2009 10:47:41PM

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	0.68188 %	602.24647432	0.37643817	0.00000000	0.00000000	0.00000000	0.37643817	0.00000000	596.36701119
A2	446,678,000.00	0.57188 %	297.46510392	0.15593815	0.00000000	0.00000000	0.00000000	0.15593815	0.00000000	284.62818599
A3	76,519,000.00	0.63188 %	1000.00000000	0.57922333	0.00000000	0.00000000	0.00000000	0.57922333	0.00000000	1000.00000000
A4	180,880,000.00	0.69188 %	1000.00000000	0.63422335	0.00000000	0.00000000	0.00000000	0.63422335	0.00000000	1000.00000000
A5	71,715,000.00	0.83188 %	1000.00000000	0.76255665	0.00000000	0.00000000	0.00000000	0.76255665	0.00000000	1000.00000000
M1	61,488,000.00	0.76188 %	1000.00000000	0.69838993	0.00000000	0.00000000	0.00000000	0.69838993	0.00000000	1000.00000000
M2	53,605,000.00	0.81188 %	1000.00000000	0.74422330	0.00000000	0.00000000	0.00000000	0.74422330	0.00000000	1000.00000000
M3	27,591,000.00	0.85188 %	1000.00000000	0.78089015	0.00000000	0.00000000	0.00000000	0.78089015	0.00000000	1000.00000000
M4	24,438,000.00	0.90188 %	1000.00000000	0.82672314	0.00000000	0.00000000	0.00000000	0.82672314	0.00000000	1000.00000000
M5	18,131,000.00	0.92188 %	1000.00000000	0.84505653	0.00000000	0.00000000	0.00000000	0.84505653	0.00000000	1000.00000000
M6	18,131,000.00	0.99188 %	1000.00000000	0.90922343	0.00000000	0.00000000	0.00000000	0.90922343	0.00000000	1000.00000000
M7	14,978,000.00	1.42188 %	706.52350514	0.92087595	0.00000000	0.00000000	0.00000000	0.92087595	0.00000000	20.53713046
M8	12,613,000.00	1.92188 %	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
M9	15,766,000.00	3.02188 %	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
B	18,919,000.00	3.02188 %	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	160180.50000000	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.

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

Certificateholder Account Statement

CERTIFICATE ACCOUNT	
Beginning Balance	0.00
Deposits	
Payments of Interest and Principal	25,688,957.75
Reserve Funds and Credit Enhancements	0.00
Proceeds from Repurchased Loans	0.00
Servicer Advances	0.00
Gains & Subsequent Recoveries (Realized Losses)	(14,463,071.95)
Prepayment Penalties	16,018.05
Swap/Cap Payments	0.00
Total Deposits	11,241,903.85
Withdrawals	
Swap Payments	1,284,698.02
Reserve Funds and Credit Enhancements	0.00
Total Administration Fees	583,243.27
Payment of Interest and Principal	9,373,962.56
Total Withdrawals (Pool Distribution Amount)	11,241,903.85
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*	408,817.59
Credit Risk Manager's Fee - Clayton Fixed Income Svc	8,993.99
Primary Mortgage Insurance - MGIC Investment Corp.	107,302.44
Primary Mortgage Insurance - PMI Mortgage	58,129.25
Special Servicing Fee - Lehman Brothers, Inc.	0.00
Supported Prepayment/Curtailment Interest Shortfall	0.00
Total Administration Fees	583,243.27

*Servicer Payees include: AURORA LOAN SERVICES LLC; CHASE HOME FINANCE LLC;
COUNTRYWIDE HOME LOANS SERVICING LP; WELLS FARGO BANK, N.A.

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	153,138.38	1,437,836.40	(1,284,698.02)	

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

23-Apr-2009 10:47:41PM

Collateral Statement

Group	1	2	Total
Collateral Description	Fixed 15/30 & ARM	Fixed 15/30 & ARM	Fixed & Mixed ARM
Weighted Average Coupon Rate	8.270277	8.080781	8.156643
Weighted Average Net Rate	7.770277	7.580781	7.656643
Weighted Average Pass-Through Rate	7.770277	7.580781	7.656643
Weighted Average Remaining Term	330	334	333
Principal and Interest Constant	2,902,880.80	4,269,429.96	7,172,310.76
Beginning Loan Count	2,151	2,485	4,636
Loans Paid in Full	48	63	111
Ending Loan Count	2,103	2,422	4,525
Beginning Scheduled Balance	392,790,204.85	588,372,005.88	981,162,210.73
Ending Scheduled Balance	385,716,640.65	576,457,261.84	962,173,902.49
Actual Ending Collateral Balance	386,701,480.72	577,681,507.95	964,382,988.67
Scheduled Principal	195,810.88	307,341.95	503,152.83
Unscheduled Principal	6,877,753.32	11,607,402.09	18,485,155.41
Negative Amortized Principal	0.00	0.00	0.00
Scheduled Interest	2,707,069.92	3,962,088.01	6,669,157.93
Servicing Fees	163,662.59	245,155.00	408,817.59
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	40,527.78	66,774.66	107,302.44
Spread 2	16,915.40	41,213.85	58,129.25
Spread 3	0.00	0.00	0.00
Net Interest	2,485,964.15	3,608,944.50	6,094,908.65
Realized Loss Amount	5,760,641.51	8,702,430.44	14,463,071.95
Cumulative Realized Loss	54,157,208.71	90,535,543.56	144,692,752.27
Percentage of Cumulative Losses	8.6934	9.4936	9.1774
Prepayment Penalty Waived Amount	0.00	0.00	0.00
Prepayment Penalty Waived Count	0	0	0
Prepayment Penalty Paid Amount	907.04	15,111.01	16,018.05
Prepayment Penalty Paid Count	1	4	5
Special Servicing Fee	0.00	0.00	0.00

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

Additional Reporting - Deal Level

Cash Reporting	
Monthly Excess Cashflow	3,822,405.19
Net Swap Payment - NATIXIS FINANCIAL	-1,284,698.02
Prepayment Premiums	16,018.05
Informational Reporting	
LIBOR	0.521880%
Pool 1 Net Funds Cap	5.475953%
Pool 2 Net Funds Cap	5.263000%
Subordinate Net Funds Cap	5.350165%
Senior Enhancement %	22.237810%
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	8.996465%
Threshold Value	1.750000%
Delinquency Event	
Trigger Result	Fail
Calculated Value	48.787615%
Threshold Value	8.906146%

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

23-Apr-2009 10:47:41PM

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

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		No. of Loans	Actual Balance	
			0-29 Days	13	2,651,798.82	0-29 Days	0	0.00	0-29 Days	0	0.00	0-29 Days	13	2,651,798.82
30 Days	233	46,554,344.10	30 Days	4	724,348.80	30 Days	0	0.00	30 Days	0	0.00	30 Days	237	47,278,692.90
60 Days	160	35,917,990.95	60 Days	4	940,752.64	60 Days	4	516,993.02	60 Days	0	0.00	60 Days	168	37,375,736.61
90 Days	95	21,639,005.62	90 Days	4	554,275.64	90 Days	71	19,521,512.29	90 Days	0	0.00	90 Days	170	41,714,793.55
120 Days	87	16,932,635.56	120 Days	8	1,478,765.32	120 Days	98	22,410,128.03	120 Days	1	122,957.09	120 Days	194	40,944,486.00
150 Days	77	15,779,136.13	150 Days	13	2,294,364.08	150 Days	90	21,609,616.76	150 Days	0	0.00	150 Days	180	39,683,116.97
180+ Days	181	41,871,032.39	180+ Days	76	18,548,119.25	180+ Days	590	156,871,234.94	180+ Days	403	101,085,611.89	180+ Days	1,250	318,375,998.47
833	178,694,144.75		122	27,192,424.55		853	220,929,485.04		404	101,208,568.98		2,212	528,024,623.32	
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	0.287293 %	0.274974 %	0-29 Days	0.000000 %	0.000000 %	0-29 Days	0.000000 %	0.000000 %	0-29 Days	0.287293 %	0.274974 %
30 Days	5.149171 %	4.827371 %	30 Days	0.088398 %	0.075110 %	30 Days	0.000000 %	0.000000 %	30 Days	0.000000 %	0.000000 %	30 Days	5.237569 %	4.902481 %
60 Days	3.535912 %	3.724453 %	60 Days	0.088398 %	0.097550 %	60 Days	0.088398 %	0.053609 %	60 Days	0.000000 %	0.000000 %	60 Days	3.712707 %	3.875611 %
90 Days	2.099448 %	2.243819 %	90 Days	0.088398 %	0.057475 %	90 Days	1.569061 %	2.024249 %	90 Days	0.000000 %	0.000000 %	90 Days	3.756906 %	4.325542 %
120 Days	1.922652 %	1.755800 %	120 Days	0.176796 %	0.153338 %	120 Days	2.165746 %	2.323779 %	120 Days	0.022099 %	0.012750 %	120 Days	4.287293 %	4.245667 %
150 Days	1.701657 %	1.636190 %	150 Days	0.287293 %	0.237910 %	150 Days	1.988950 %	2.240771 %	150 Days	0.000000 %	0.000000 %	150 Days	3.977901 %	4.114871 %
180+ Days	4.000000 %	4.341743 %	180+ Days	1.679558 %	1.923315 %	180+ Days	13.038674 %	16.266487 %	180+ Days	8.906077 %	10.481895 %	180+ Days	27.624309 %	33.013440 %
18.408840 %	18.529375 %		2.696133 %	2.819671 %		18.850829 %	22.908895 %		8.928177 %	10.494645 %		48.883978 %	54.752586 %	

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 4,174,679.59

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

23-Apr-2009 10:47:41PM

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	
0-29 Days	116	22,063,973.32	6	698,059.78		0	0.00		0	0.00		6	698,059.78	
30 Days	69	14,851,340.94	1	190,034.24		0	0.00		0	0.00		117	22,254,007.56	
60 Days	42	9,114,124.06	2	304,521.62		3	469,186.09		0	0.00		74	15,625,048.65	
90 Days	32	5,702,750.32	0	0.00		31	6,156,542.12		0	0.00		73	15,270,666.18	
120 Days	29	4,730,211.22	5	973,519.89		53	11,054,109.82		0	0.00		90	17,730,380.03	
150 Days	68	13,179,339.54	6	1,097,339.95		44	9,260,941.82		0	0.00		79	15,088,492.99	
180+ Days	356	69,641,739.40	35	7,290,321.85		271	62,160,362.90		183	40,731,718.03		557	123,361,742.32	
			55	10,553,797.33		402	89,101,142.75		183	40,731,718.03		996	210,028,397.51	
0-29 Days	5.515930%	5.705686%	0.285307%	0.180516%		0.000000%	0.000000%		0.000000%	0.000000%		0.285307%	0.180516%	
30 Days	3.281027%	3.840518%	0.047551%	0.049142%		0.000000%	0.000000%		0.000000%	0.000000%		5.563481%	5.754829%	
60 Days	1.997147%	2.356889%	0.095102%	0.078749%		0.142653%	0.121330%		0.000000%	0.000000%		3.518783%	4.040597%	
90 Days	1.521636%	1.474716%	0.000000%	0.000000%		1.474085%	1.592066%		0.000000%	0.000000%		3.471232%	3.948955%	
120 Days	1.378982%	1.223220%	0.237756%	0.251750%		2.520209%	2.858564%		0.000000%	0.000000%		4.279601%	4.585030%	
150 Days	3.233476%	3.408143%	0.285307%	0.283769%		2.092249%	2.394856%		0.000000%	0.000000%		3.756538%	3.901845%	
180+ Days	16.928198%	18.009173%	1.664289%	1.885258%		12.886353%	16.074509%		8.701854%	10.533117%		26.485972%	31.901027%	
			2.615311%	2.729185%		19.115549%	23.041324%		8.701854%	10.533117%		47.360913%	54.312799%	

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	
0-29 Days	117	24,490,370.78	7	1,953,739.04		0	0.00		0	0.00		7	1,953,739.04	
30 Days	91	21,066,650.01	3	534,314.56		0	0.00		0	0.00		120	25,024,685.34	
60 Days	53	12,524,881.56	2	636,231.02		1	47,806.93		0	0.00		94	21,750,687.96	
90 Days	55	11,229,885.24	4	554,275.64		40	13,364,970.17		0	0.00		97	26,444,127.37	
120 Days	48	11,048,924.91	3	505,245.43		45	11,356,018.21		1	122,957.09		104	23,214,105.97	
150 Days	113	28,691,692.85	7	1,197,024.13		46	12,348,674.94		0	0.00		101	24,594,623.98	
180+ Days	477	109,052,405.35	41	11,257,797.40		319	94,710,872.04		220	60,353,893.86		693	195,014,256.15	
			67	16,638,627.22		451	131,828,342.29		221	60,476,850.95		1,216	317,996,225.81	
0-29 Days	4.830718%	4.239424%	0.289017%	0.338203%		0.000000%	0.000000%		0.000000%	0.000000%		0.289017%	0.338203%	
30 Days	3.757225%	3.646759%	0.123865%	0.092493%		0.000000%	0.000000%		0.000000%	0.000000%		4.954583%	4.331917%	
60 Days	2.188274%	2.168129%	0.082576%	0.110135%		0.041288%	0.008276%		0.000000%	0.000000%		3.881090%	3.765170%	
90 Days	2.270851%	1.943958%	0.165153%	0.095948%		1.651528%	2.313553%		0.000000%	0.000000%		4.004955%	4.577631%	
120 Days	1.981833%	1.912633%	0.123865%	0.087461%		1.857969%	1.965792%		0.041288%	0.021285%		4.293972%	4.018496%	
150 Days	4.665566%	4.966697%	0.289017%	0.207212%		1.899257%	2.137627%		0.000000%	0.000000%		4.170107%	4.257471%	
180+ Days	19.694467%	18.877600%	1.692816%	1.948790%		13.170933%	16.394998%		9.083402%	10.447607%		28.612717%	33.758092%	
			2.766309%	2.880242%		18.620974%	22.820246%		9.124690%	10.468892%		50.206441%	55.046980%	

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

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

23-Apr-2009 10:47:41PM

180+ Delinquency Summary

Days Delinquent	Summary			1			2		
	Number Of Loans	Outstanding Actual Balance(\$)	Percentage Of Balance(%)	Number Of Loans	Outstanding Actual Balance(\$)	Percentage Of Balance(%)	Number Of Loans	Outstanding Actual Balance(\$)	Percentage Of Balance(%)
180 - 209	134	32,919,304.84	3.414	56	11,587,221.81	2.996	78	21,332,083.03	3.693
210 - 239	135	33,760,706.79	3.501	68	14,909,785.55	3.856	67	18,850,921.24	3.263
240 - 269	95	23,631,609.46	2.450	42	9,562,253.88	2.473	53	14,069,355.58	2.435
270 - 299	104	25,293,807.56	2.623	50	10,824,507.20	2.799	54	14,469,300.36	2.505
300 - 329	95	21,421,088.47	2.221	48	9,295,089.06	2.404	47	12,125,999.41	2.099
330 - 359	76	20,580,719.05	2.134	36	8,166,056.64	2.112	40	12,414,662.41	2.149
360 - 389	90	22,569,508.93	2.340	39	8,314,841.21	2.150	51	14,254,667.72	2.468
390 - 419	71	18,995,127.67	1.970	32	6,592,437.40	1.705	39	12,402,690.27	2.147
420 - 449	43	13,651,576.92	1.416	19	5,419,599.72	1.401	24	8,231,977.20	1.425
450 - 479	53	15,167,175.80	1.573	27	6,905,845.97	1.786	26	8,261,329.83	1.430
480 - 509	50	14,061,622.89	1.458	22	5,645,187.89	1.460	28	8,416,435.00	1.457
510 - 539	53	12,636,288.43	1.310	24	5,456,239.25	1.411	29	7,180,049.18	1.243
540 - 569	47	10,898,826.39	1.130	18	4,020,385.04	1.040	29	6,878,441.35	1.191
570 - 599	41	10,147,031.90	1.052	18	3,658,261.78	0.946	23	6,488,770.12	1.123
600 - 629	38	9,759,294.99	1.012	11	2,445,969.24	0.633	27	7,313,325.75	1.266
630 - 659	23	6,417,627.14	0.665	8	1,657,543.33	0.429	15	4,760,083.81	0.824
660 - 689	34	9,199,690.57	0.954	14	3,113,940.41	0.805	20	6,085,750.16	1.053
690 - 719	13	2,697,925.64	0.280	4	862,252.44	0.223	9	1,835,673.20	0.318
720 - 749	18	4,667,001.28	0.484	6	1,548,019.09	0.400	12	3,118,982.19	0.540
750 - 779	16	3,841,616.26	0.398	6	1,051,421.40	0.272	10	2,790,194.86	0.483
780 - 809	15	4,818,741.70	0.500	6	1,702,281.17	0.440	9	3,116,460.53	0.539
810 - 839	3	839,117.04	0.087	2	497,677.04	0.129	1	341,440.00	0.059
840 - 869	1	124,925.80	0.013	1	124,925.80	0.032	0	0.00	0.000
870 - 899	2	275,662.95	0.029	0	0.00	0.000	2	275,662.95	0.048
Total	1,250	318,375,998.47	33.014	557	123,361,742.32	31.902	693	195,014,256.15	33.758

This report includes all loans greater than 180 days delinquent regardless of status (REO, Foreclosure, Bankruptcy)

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

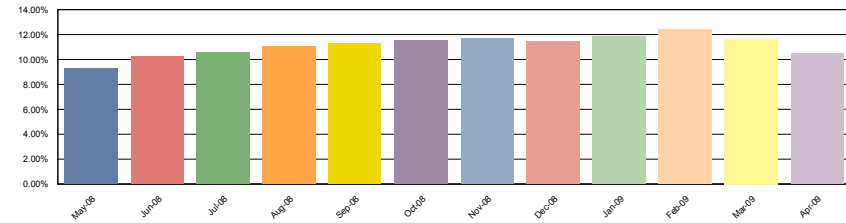
Contact: Customer Service - CTSLink
Wells Fargo Bank, N.A.
Securities Administration Services
8480 Stagecoach Circle
Frederick, MD 21701-4747
www.ctslink.com
Telephone: 1-866-846-4526
Fax: 240-586-8675

REO Detail - All Mortgage Loans in REO during Current Period

Summary

New REO Loans	
Loans in REO	13
Original Principal Balance	2,325,642.00
Current Actual Balance	2,311,927.40
Current REO Total	
Loans in REO	404
Original Principal Balance	101,868,680.20
Current Actual Balance	101,208,568.98

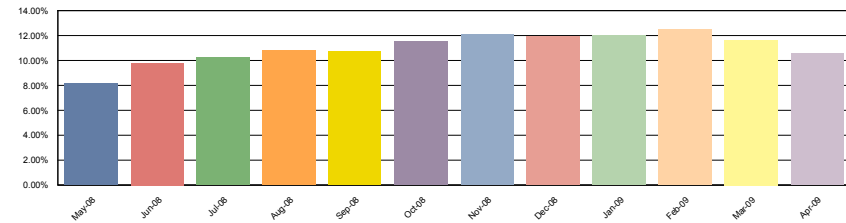
12 Month REO History



1

New REO Loans	
Loans in REO	6
Original Principal Balance	1,137,550.00
Current Actual Balance	1,129,154.98
Current REO Total	
Loans in REO	183
Original Principal Balance	41,078,471.00
Current Actual Balance	40,731,718.03

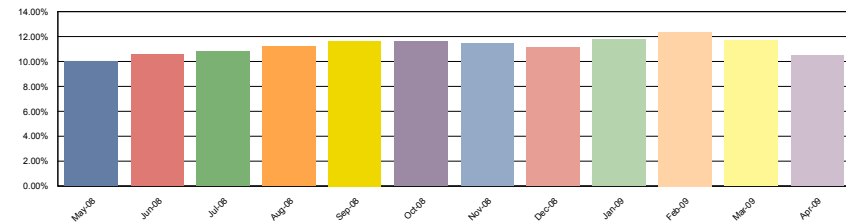
12 Month REO History



2

New REO Loans	
Loans in REO	7
Original Principal Balance	1,188,092.00
Current Actual Balance	1,182,772.42
Current REO Total	
Loans in REO	221
Original Principal Balance	60,790,209.20
Current Actual Balance	60,476,850.95

12 Month REO History



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

23-Apr-2009 10:47:41PM

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
1	0033095969	Nov-2008	01-Oct-2006	IL	100.00	160,000.00	159,216.11	01-Oct-2007	16	11.000%	24,986.19
1	0033179888	Apr-2009	01-Nov-2006	KS	80.00	192,000.00	190,506.90	01-Oct-2007	16	8.750%	23,442.45
1	0033237025	May-2008	01-Nov-2006	MN	80.00	136,000.00	134,977.97	01-Aug-2007	18	8.375%	17,596.61
1	0038368965	Jun-2008	01-Sep-2006	NJ	65.71	230,000.00	229,479.40	01-Apr-2007	22	8.125%	35,301.04
1	0038643821	Nov-2008	01-Sep-2006	AR	100.00	70,000.00	70,000.00	01-Apr-2008	10	9.250%	6,168.72
1	0038976635	Apr-2008	01-Oct-2006	MD	100.00	205,000.00	124,925.80	01-Oct-2006	28	10.875%	45,164.37
1	0039018395	Feb-2009	01-Nov-2006	MO	100.00	90,000.00	88,457.73	01-Jul-2008	7	9.250%	5,792.92
1	0039019211	Dec-2008	01-Nov-2006	NJ	86.15	280,000.00	279,698.55	01-Feb-2007	24	8.875%	47,665.67
1	0039080692	Nov-2008	01-Nov-2006	MO	100.00	127,000.00	78,835.33	01-Mar-2008	11	11.000%	12,938.15
1	0039086301	Jun-2008	01-Nov-2006	OH	86.59	155,000.00	154,837.27	01-Sep-2007	17	8.250%	18,999.81
1	0039086954	Jan-2009	01-Nov-2006	CO	80.00	64,000.00	63,283.11	01-Feb-2008	12	8.375%	5,733.60
1	0039119607	Mar-2009	01-Nov-2006	NV	80.00	206,972.00	205,759.73	01-Apr-2008	10	8.625%	15,787.52
1	0039120936	Apr-2008	01-Nov-2006	VA	84.87	129,000.00	90,151.18	01-Jan-2007	25	8.875%	21,869.50
1	0119997633	Oct-2008	01-May-2006	MI	80.00	107,200.00	109,696.06	01-Feb-2008	12	9.625%	10,858.23
1	0121794804	Nov-2008	01-Aug-2006	WI	80.00	135,760.00	135,638.07	01-Jan-2007	25	10.250%	29,691.40
1	0121809032	Feb-2008	01-Aug-2006	MD	90.00	415,800.00	411,676.34	01-Jul-2007	19	7.125%	47,298.86
1	0122230535	Mar-2009	01-Sep-2006	CA	80.00	248,000.00	246,937.98	01-Mar-2008	11	9.050%	22,838.23
1	0122231491	Aug-2008	01-Oct-2006	CA	81.09	328,400.00	328,400.00	01-Apr-2007	22	8.000%	47,946.42
1	0122232341	Aug-2008	01-Sep-2006	DC	75.00	189,150.00	187,679.44	01-May-2007	21	8.000%	24,955.81
1	0122234172	Dec-2008	01-Oct-2006	CA	80.00	144,000.00	143,244.97	01-Mar-2008	11	8.950%	13,128.06
1	0122236375	Apr-2009	01-Oct-2006	IL	90.00	139,500.00	137,607.78	01-Mar-2008	11	7.700%	10,679.92
1	0122236599	Jul-2008	01-Sep-2006	CA	85.00	345,950.00	344,895.06	01-Nov-2007	15	9.350%	43,206.33
1	0122237001	Jun-2008	01-Oct-2006	CA	80.00	188,000.00	187,255.48	01-Oct-2007	16	8.375%	22,221.31
1	0122237027	Apr-2009	01-Oct-2006	CA	85.00	174,250.00	174,167.57	01-Jan-2008	13	8.950%	18,396.45
1	0122237795	Feb-2009	01-Oct-2006	CA	85.00	229,500.00	228,329.35	01-Feb-2008	12	8.300%	21,535.17
1	0122239890	Mar-2009	01-Oct-2006	CA	84.25	191,250.00	190,509.94	01-Mar-2008	11	9.200%	18,096.60
1	0122241151	Jun-2008	01-Oct-2006	CA	95.00	342,000.00	341,864.91	01-Jun-2007	20	8.375%	48,495.04
1	0122242043	Jan-2009	01-Sep-2006	CA	77.81	284,000.00	282,260.65	01-Apr-2008	10	7.990%	21,102.09
1	0122242647	Feb-2009	01-Sep-2006	CA	80.00	194,400.00	192,131.39	01-May-2008	9	9.300%	15,883.04
1	0122242761	Dec-2008	01-Oct-2006	FL	90.00	216,000.00	214,832.51	01-Dec-2007	14	7.350%	20,260.58
1	0122243108	Nov-2008	01-Sep-2006	FL	90.00	310,500.00	309,242.21	01-Aug-2007	18	8.000%	38,676.86
1	0122244221	Nov-2008	01-Oct-2006	CA	90.00	409,500.00	408,960.41	01-Jan-2008	13	9.250%	44,701.57
1	0122244700	Dec-2008	01-Oct-2006	CA	85.00	442,000.00	439,959.94	01-Mar-2008	11	8.590%	39,395.14
1	0122245541	Aug-2008	01-Oct-2006	CA	85.00	352,750.00	351,638.69	01-Nov-2007	15	8.990%	42,446.65
1	0122246572	Nov-2008	01-Oct-2006	CA	84.80	212,000.00	210,948.59	01-Nov-2007	15	8.000%	22,345.35
1	0122248354	Nov-2008	01-Oct-2006	CA	65.00	152,750.00	151,936.89	01-Feb-2008	12	7.875%	13,043.80
1	0122249121	Jun-2007	01-Oct-2006	RI	80.00	192,000.00	191,744.08	01-Nov-2006	27	8.125%	35,718.31
1	0122252679	Mar-2009	01-Sep-2006	GA	80.00	228,000.00	228,000.00	01-Aug-2008	6	8.375%	13,110.00
1	0122253750	May-2008	01-Oct-2006	CA	80.00	192,000.00	191,451.44	01-Aug-2007	18	8.800%	26,609.96
1	0122254592	Aug-2008	01-Oct-2006	FL	85.00	241,825.00	240,836.41	01-May-2007	21	9.450%	41,059.24

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

23-Apr-2009 10:47:41PM

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
1	0122256472	Apr-2009	01-Oct-2006	WI	89.98	134,300.00	134,000.11	01-Jan-2007	25	8.950%	25,275.74
1	0122257843	Sep-2008	01-Oct-2006	WI	90.00	247,500.00	246,621.78	01-Apr-2007	22	9.538%	44,297.69
1	0122258411	Jan-2009	01-Oct-2006	MN	80.00	156,000.00	156,000.00	01-Apr-2008	10	7.790%	11,536.20
1	0122259047	Oct-2008	01-Sep-2006	AZ	80.00	192,598.00	191,625.33	01-Feb-2008	12	8.275%	18,041.92
1	0122259310	Nov-2008	01-Oct-2006	CA	80.00	392,000.00	390,076.62	01-Nov-2007	15	8.250%	44,181.07
1	0122259948	Apr-2009	01-Sep-2006	CA	95.00	237,500.00	235,810.07	01-Jul-2008	7	8.000%	14,425.39
1	0122259963	Feb-2009	01-Sep-2006	CA	85.00	403,750.00	403,750.00	01-May-2008	9	8.000%	29,423.32
1	0122260219	Nov-2008	01-Oct-2006	CA	72.77	355,100.00	353,020.27	01-Mar-2008	11	8.000%	29,945.83
1	0122260797	Nov-2007	01-Oct-2006	CA	92.06	313,000.00	312,673.91	01-Dec-2006	26	8.000%	52,464.34
1	0122260821	Oct-2008	01-Oct-2006	CA	90.00	306,000.00	303,781.72	01-Feb-2008	12	6.850%	22,439.02
1	0122262124	Sep-2008	01-Oct-2006	NJ	80.00	256,000.00	254,575.61	01-May-2007	21	7.950%	36,050.09
1	0122268840	Sep-2008	01-Oct-2006	CA	85.00	323,000.00	322,044.35	01-Sep-2007	17	8.650%	41,456.16
1	0122269095	Nov-2008	01-Sep-2006	IL	90.00	306,000.00	305,373.52	01-Aug-2007	18	9.900%	47,755.71
1	0122269236	Aug-2008	01-Oct-2006	IL	80.00	160,000.00	158,952.84	01-Jul-2007	19	8.275%	21,472.92
1	0122271158	Apr-2008	01-Oct-2006	CA	85.00	284,750.00	284,039.36	01-Apr-2007	22	8.000%	41,025.67
1	0122273717	Feb-2009	01-Oct-2006	MI	95.00	108,300.00	106,775.26	01-Jul-2008	7	8.900%	6,761.99
1	0122274418	Nov-2008	01-Oct-2006	CA	85.00	323,850.00	322,495.28	01-Mar-2008	11	9.300%	30,701.33
1	0122276967	Nov-2008	01-Oct-2006	CA	75.00	348,750.00	347,145.69	01-Dec-2007	14	8.375%	36,923.65
1	0122278724	Oct-2008	01-Oct-2006	NJ	80.00	352,000.00	350,146.62	01-Jul-2007	19	10.100%	58,526.71
1	0122279946	Dec-2008	01-Oct-2006	KS	85.00	123,250.00	122,394.91	01-Sep-2007	17	8.925%	16,278.98
1	0122283849	Feb-2009	01-Oct-2006	CA	80.00	256,000.00	254,521.58	01-Mar-2008	11	8.000%	21,654.49
1	0122323751	Dec-2008	01-Oct-2006	UT	80.00	260,000.00	256,961.57	01-Feb-2008	12	8.625%	24,810.30
1	0122324627	May-2008	01-Oct-2006	OR	85.00	172,550.00	172,186.60	01-Aug-2007	18	9.500%	25,776.22
1	0122324783	Aug-2008	01-Sep-2006	CA	85.00	357,000.00	355,748.71	01-Nov-2007	15	8.875%	42,787.89
1	0122325764	Feb-2009	01-Oct-2006	PA	80.00	192,000.00	189,768.61	01-Apr-2008	10	8.775%	15,644.48
1	0122326002	Mar-2008	01-Oct-2006	PA	80.00	50,400.00	50,269.81	01-Jan-2007	25	10.850%	11,657.64
1	0122513112	Feb-2009	01-Sep-2006	FL	70.59	180,000.00	178,348.17	01-Nov-2007	15	8.700%	20,605.75
1	0122513609	Oct-2008	01-Oct-2006	MI	75.00	108,750.00	108,426.43	01-Apr-2007	22	10.350%	21,245.47
1	0122513971	Sep-2008	01-Oct-2006	NJ	38.79	225,000.00	224,054.67	01-Apr-2007	22	8.650%	36,246.10
1	0122521099	Aug-2008	01-Oct-2006	IL	90.00	351,000.00	349,299.86	01-May-2007	21	8.625%	54,000.66
1	0122702152	Feb-2009	01-Nov-2006	NV	78.89	142,000.00	142,000.00	01-May-2008	9	9.000%	10,309.77
1	0122702327	Jun-2008	01-Nov-2006	CA	43.56	220,000.00	219,679.76	01-Oct-2007	16	9.375%	26,633.92
1	0122702335	Feb-2009	01-Nov-2006	NV	80.00	232,000.00	229,167.37	01-Jan-2008	13	7.250%	19,215.87
1	0122702590	Nov-2008	01-Nov-2006	CA	86.21	250,001.00	248,946.08	01-Dec-2007	14	9.000%	26,701.13
1	0122702657	Dec-2008	01-Nov-2006	CA	63.26	136,000.00	135,250.09	01-Mar-2008	11	9.250%	11,612.96
1	0122702830	Oct-2008	01-Nov-2006	CA	80.00	361,600.00	361,600.00	01-Aug-2007	18	9.000%	47,467.47
1	0122703358	Jan-2009	01-Nov-2006	CA	86.13	267,000.00	266,998.56	01-Feb-2008	12	6.575%	18,923.53
1	0122703556	Mar-2009	01-Nov-2006	VA	80.00	176,000.00	175,285.46	01-Feb-2008	12	9.500%	17,322.16
1	0122704471	Jun-2008	01-Nov-2006	MD	80.00	248,000.00	247,661.48	01-Apr-2007	22	8.850%	41,242.09
1	0122704679	Nov-2008	01-Nov-2006	SC	100.00	123,940.00	123,384.75	01-Feb-2008	12	12.450%	17,166.13

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

23-Apr-2009 10:47:41PM

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
1	0122705007	Feb-2009	01-Nov-2006	CA	85.00	263,500.00	259,206.07	01-Jun-2008	8	8.000%	15,555.16
1	0122705171	Dec-2008	01-Oct-2006	CA	67.10	410,000.00	409,999.58	01-Apr-2008	10	7.550%	29,827.50
1	0122705221	Jan-2009	01-Nov-2006	CA	89.11	180,000.00	180,000.00	01-Apr-2008	10	9.000%	14,238.75
1	0122706989	May-2008	01-Oct-2006	MI	80.00	272,000.00	271,525.36	01-Apr-2007	22	8.625%	45,051.10
1	0122707169	Mar-2008	01-Oct-2006	CA	80.00	241,600.00	241,113.99	01-Jun-2007	20	10.000%	41,912.50
1	0122707623	Jan-2009	01-Nov-2006	CA	63.54	305,000.00	302,591.38	01-May-2008	9	6.875%	17,642.82
1	0122708100	Mar-2008	01-Oct-2006	FL	75.00	273,750.00	273,603.33	01-Dec-2006	26	9.625%	58,504.11
1	0122709710	Oct-2008	01-Oct-2006	FL	90.00	315,000.00	315,000.00	01-Sep-2007	17	8.125%	37,793.48
1	0122709900	Nov-2008	01-Oct-2006	CA	74.07	200,000.00	198,942.89	01-Feb-2008	12	8.000%	18,247.15
1	0122710106	Jan-2009	01-Nov-2006	FL	52.41	152,000.00	151,644.99	01-Sep-2007	17	9.625%	21,084.96
1	0122711492	Mar-2009	01-Oct-2006	MO	80.00	106,000.00	104,471.46	01-Jul-2008	7	8.700%	6,406.81
1	0122713258	Jan-2009	01-Oct-2006	CA	72.22	260,000.00	256,500.00	01-Feb-2008	12	8.000%	22,739.04
1	0122714074	Jan-2009	01-Nov-2006	CA	95.00	380,000.00	374,207.90	01-Mar-2008	11	6.775%	25,289.14
1	0122714215	Sep-2008	01-Nov-2006	CA	90.00	301,500.00	301,500.00	01-Sep-2007	17	9.000%	39,791.66
1	0122714892	Sep-2008	01-Nov-2006	MI	90.00	55,800.00	55,522.46	01-Dec-2007	14	11.300%	7,971.27
1	0122715014	Dec-2008	01-Nov-2006	MI	60.98	50,000.00	49,571.69	01-May-2008	9	10.300%	4,441.95
1	0122715170	Jul-2008	01-Oct-2006	MI	80.00	142,800.00	141,899.51	01-Jan-2008	13	8.125%	13,179.22
1	0122715394	Jan-2009	01-Nov-2006	MI	80.00	160,000.00	157,369.49	01-Jul-2008	7	9.125%	9,529.30
1	0122715485	Dec-2008	01-Nov-2006	MI	80.00	136,000.00	134,373.50	01-Apr-2008	10	8.700%	10,976.63
1	0122715543	Jan-2009	01-Nov-2006	TN	69.90	72,000.00	71,766.90	01-Jul-2008	7	9.000%	4,328.61
1	0122716665	Oct-2008	01-Nov-2006	CT	95.00	161,500.00	161,500.00	01-Sep-2007	17	9.050%	21,873.20
1	0122716798	Jun-2008	01-Nov-2006	CT	85.00	165,750.00	164,519.75	01-Jul-2007	19	9.575%	25,977.81
1	0122716897	Sep-2008	01-Nov-2006	CT	85.00	233,750.00	233,313.14	01-Sep-2007	17	9.900%	34,666.17
1	0122717911	Mar-2009	01-Nov-2006	NY	80.00	336,000.00	334,636.95	01-Nov-2007	15	8.875%	37,231.44
1	0122718596	Jun-2008	01-Nov-2006	NV	84.98	174,200.00	174,128.45	01-Jan-2007	25	10.500%	39,103.93
1	0122719354	Jan-2009	01-Nov-2006	CA	85.00	183,600.00	182,705.20	01-Apr-2008	10	9.000%	14,957.73
1	0122719966	Oct-2008	01-Nov-2006	CA	79.79	187,500.00	186,832.39	01-Sep-2007	17	9.000%	22,417.51
1	0122720246	Feb-2009	01-Nov-2006	FL	90.00	246,600.00	245,648.00	01-Sep-2007	17	9.125%	28,855.73
1	0122720337	Feb-2009	01-Nov-2006	CA	95.00	351,500.00	349,317.51	01-May-2008	9	6.800%	20,196.19
1	0122720485	Feb-2009	01-Nov-2006	CA	57.41	310,000.00	308,304.25	01-Feb-2008	12	9.250%	27,911.87
1	0122720519	Jan-2009	01-Nov-2006	CA	80.00	440,000.00	440,000.00	01-Oct-2007	16	9.500%	51,040.08
1	0122720543	Jun-2008	01-Nov-2006	CA	90.00	270,000.00	270,000.00	01-Jul-2007	19	9.000%	35,296.88
1	0122720550	Jan-2009	01-Nov-2006	CA	95.00	323,000.00	321,990.45	01-Feb-2008	12	6.950%	24,196.62
1	0122721368	Apr-2009	01-Oct-2006	FL	80.00	260,000.00	257,062.55	01-Dec-2007	14	8.000%	26,154.59
1	0122721541	Aug-2008	01-Nov-2006	FL	90.00	166,500.00	165,597.00	01-Aug-2007	18	9.400%	24,430.31
1	0122722432	Nov-2008	01-Nov-2006	OH	85.00	49,300.00	49,020.16	01-Jan-2008	13	11.025%	6,429.97
1	0122722465	Jan-2009	01-Nov-2006	WI	70.00	220,500.00	219,549.89	01-Nov-2007	15	11.600%	34,421.06
1	0122722663	May-2008	01-Nov-2006	MN	80.00	207,600.00	207,600.00	01-Aug-2007	18	9.325%	30,534.60
1	0122722713	Aug-2008	01-Nov-2006	MN	80.00	188,000.00	185,965.21	01-Dec-2007	14	7.500%	17,246.99
1	0122722788	Aug-2008	01-Nov-2006	MN	80.00	140,000.00	140,000.00	01-Jan-2008	13	9.625%	15,260.10

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

23-Apr-2009 10:47:41PM

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
1	0122723828	Jan-2008	01-Oct-2006	CA	61.51	163,000.00	162,452.24	01-Dec-2006	26	9.400%	33,667.49
1	0122724172	Mar-2009	01-Nov-2006	CA	90.00	229,500.00	229,500.00	01-Nov-2007	15	8.000%	23,356.38
1	0122724784	Aug-2008	01-Oct-2006	CA	80.00	292,000.00	290,163.47	01-Dec-2007	14	7.875%	27,551.93
1	0122725245	Oct-2008	01-Nov-2006	CA	95.00	280,250.00	279,382.93	01-Jan-2008	13	6.990%	22,631.92
1	0122725435	Jan-2009	01-Nov-2006	HI	70.00	248,500.00	248,487.49	01-Mar-2008	11	9.000%	21,965.24
1	0122725500	Nov-2008	01-Nov-2006	CA	90.00	360,000.00	358,276.81	01-Mar-2008	11	9.000%	31,366.49
1	0122727159	Jun-2008	01-Nov-2006	IL	80.00	164,000.00	163,744.25	01-Mar-2007	23	7.750%	24,633.94
1	0122728397	Jan-2009	01-Nov-2006	OH	80.00	120,000.00	119,017.16	01-Feb-2008	12	9.650%	12,658.98
1	0122728678	Oct-2008	01-Nov-2006	GA	77.97	113,050.00	111,445.56	01-Mar-2008	11	8.750%	8,871.32
1	0122729304	Aug-2008	01-Nov-2006	AZ	95.00	209,000.00	208,921.36	01-Nov-2007	15	8.000%	21,309.98
1	0122729346	May-2008	01-Nov-2006	AZ	85.00	187,000.00	186,031.04	01-Jul-2007	19	9.000%	27,243.51
1	0122729916	Dec-2008	01-Nov-2006	CA	71.84	185,000.00	184,064.47	01-Apr-2008	10	9.375%	15,459.96
1	0122730617	Jun-2008	01-Nov-2006	CA	85.00	361,250.00	359,237.03	01-Sep-2007	17	9.550%	51,216.75
1	0122731086	Feb-2009	01-Nov-2006	CA	90.00	274,500.00	272,910.59	01-Aug-2008	6	9.375%	15,757.40
1	0122731896	Dec-2008	01-Nov-2006	IL	80.00	244,000.00	243,474.92	01-Jun-2007	20	8.300%	34,710.41
1	0122732175	Jun-2008	01-Nov-2006	AZ	90.00	153,000.00	153,000.00	01-Oct-2007	16	9.050%	19,631.90
1	0122732191	Feb-2009	01-Nov-2006	AZ	90.00	203,400.00	203,389.69	01-Feb-2008	12	9.000%	19,851.61
1	0122733561	Feb-2009	01-Nov-2006	WA	80.00	217,600.00	214,758.57	01-Jan-2008	13	6.900%	17,066.86
1	0122733595	Feb-2009	01-Nov-2006	WA	80.00	296,000.00	295,224.04	01-Dec-2007	14	9.125%	28,802.61
1	0122734130	Mar-2009	01-Nov-2006	MI	90.00	125,100.00	122,832.77	01-Aug-2008	6	8.000%	5,980.10
1	0122734262	Nov-2008	01-Nov-2006	MI	80.00	136,800.00	134,908.85	01-Apr-2008	10	9.375%	10,726.45
1	0122734635	Oct-2008	01-Nov-2006	MI	80.00	100,800.00	100,233.82	01-Apr-2008	10	7.900%	7,403.38
1	0122734650	Oct-2008	01-Nov-2006	MI	95.00	114,000.00	113,582.03	01-Jan-2008	13	8.725%	11,659.04
1	0122734841	Dec-2008	01-Nov-2006	MI	80.00	111,200.00	110,788.07	01-Apr-2008	10	9.350%	9,792.44
1	0122734932	Dec-2008	01-Nov-2006	MI	80.00	52,000.00	51,481.77	01-Mar-2008	11	8.950%	4,694.35
1	0122735053	Feb-2009	01-Nov-2006	MI	95.00	80,750.00	79,664.48	01-Aug-2008	6	8.900%	4,450.65
1	0122735400	Jan-2009	01-Nov-2006	CA	78.54	188,500.00	186,260.22	01-May-2008	9	9.000%	14,348.07
1	0122735582	Jun-2008	01-Nov-2006	CA	79.79	187,500.00	187,062.13	01-Sep-2007	17	9.625%	26,009.39
1	0122737406	Aug-2008	01-Oct-2006	CA	95.00	256,500.00	256,093.33	01-Nov-2007	15	8.400%	29,400.79
1	0122737729	Jun-2008	01-Nov-2006	CA	95.00	356,250.00	355,276.99	01-Oct-2007	16	9.000%	44,935.98
1	0122738149	Dec-2008	01-Oct-2006	CA	80.00	308,000.00	306,446.14	01-Apr-2008	10	9.550%	27,699.07
1	0122738701	Feb-2009	01-Nov-2006	CA	90.00	284,400.00	283,820.27	01-Jun-2007	20	9.000%	42,175.57
1	0122740152	Jan-2009	01-Nov-2006	FL	90.00	138,600.00	136,168.54	01-Jan-2008	13	9.250%	14,822.96
1	0122741168	Oct-2007	01-Nov-2006	MD	80.00	240,000.00	239,435.82	01-Feb-2007	24	9.250%	42,852.20
1	0122741929	Sep-2008	01-Nov-2006	AZ	70.00	199,500.00	198,108.50	01-Sep-2007	17	9.625%	25,935.93
1	0122742752	May-2008	01-Nov-2006	CA	90.00	283,500.00	283,500.00	01-Sep-2007	17	8.000%	33,080.81
1	0122743438	Feb-2009	01-Nov-2006	CA	90.00	346,500.00	345,025.87	01-Jan-2008	13	9.250%	34,944.68
1	0122743909	Sep-2008	01-Nov-2006	IL	95.00	218,500.00	218,288.39	01-Feb-2007	24	8.613%	38,245.69
1	0122745425	Apr-2008	01-Nov-2006	CA	75.00	150,000.00	149,445.13	01-Jun-2007	20	8.350%	21,440.06
1	0122745862	Feb-2008	01-Nov-2006	PA	90.00	56,700.00	56,464.55	01-Apr-2007	22	10.525%	11,265.99

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

23-Apr-2009 10:47:41PM

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

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
1	0122746357	Jan-2009	01-Nov-2006	PA	95.00	111,150.00	109,528.78	01-Oct-2007	16	9.300%	14,377.30
1	0122747199	Oct-2008	01-Nov-2006	VA	95.00	282,150.00	281,659.46	01-Nov-2007	15	7.950%	29,692.32
1	0122747322	Feb-2008	01-Nov-2006	MD	90.00	297,000.00	296,870.50	01-Dec-2006	26	9.250%	60,090.29
1	0122902786	Oct-2008	01-Nov-2006	CA	95.00	214,225.00	213,768.74	01-Feb-2008	12	9.000%	19,741.16
1	0122903057	Apr-2008	01-Nov-2006	CA	80.00	237,600.00	237,426.09	01-Jun-2007	20	9.375%	37,088.74
1	0122903842	Mar-2009	01-Nov-2006	AZ	73.64	173,800.00	171,190.07	01-Jun-2008	8	9.375%	11,691.76
1	0122904220	Mar-2009	01-Nov-2006	WA	90.00	252,000.00	250,071.32	01-May-2008	9	6.990%	14,844.62
1	0122904410	Jul-2008	01-Dec-2006	CT	100.00	170,000.00	169,971.58	01-Oct-2007	16	8.875%	21,122.58
1	0122904576	Nov-2008	01-Nov-2006	CA	73.94	262,500.00	260,899.79	01-Mar-2008	11	9.000%	21,524.83
1	0122904725	Oct-2008	01-Nov-2006	IN	88.27	114,750.00	114,435.12	01-Mar-2007	23	9.050%	20,291.59
1	0122904907	May-2008	01-Nov-2006	CA	80.00	300,000.00	299,410.83	01-Aug-2007	18	9.400%	44,321.75
1	0122904915	Oct-2008	01-Nov-2006	MI	90.00	211,500.00	211,071.68	01-Aug-2007	18	9.650%	32,126.67
1	0122906084	Mar-2009	01-Nov-2006	CA	94.85	313,000.00	310,764.96	01-Apr-2008	10	7.800%	22,640.90
1	0122906340	Jun-2008	01-Nov-2006	CA	75.00	356,250.00	353,546.92	01-Oct-2007	16	9.250%	44,383.55
1	0122907041	Apr-2008	01-Nov-2006	IL	80.00	468,000.00	467,233.78	01-Jan-2007	25	8.500%	83,800.72
1	0122907165	Oct-2008	01-Nov-2006	CA	85.00	272,000.00	268,360.32	01-Feb-2008	12	8.125%	21,951.89
1	0122907918	Sep-2008	01-Nov-2006	IL	80.00	156,000.00	154,915.83	01-Aug-2007	18	7.975%	19,161.45
1	0122909336	Jul-2008	01-Dec-2006	PA	100.00	175,000.00	174,963.99	01-May-2007	21	11.350%	36,370.05
1	0122939648	Feb-2009	01-Dec-2006	CA	69.84	172,500.00	171,588.20	01-Apr-2008	10	9.875%	14,083.53
1	0122940489	Dec-2007	01-Nov-2006	CA	95.00	292,600.00	292,456.71	01-Dec-2006	26	9.000%	55,459.81
1	0122940547	May-2008	01-Dec-2006	CA	65.00	221,000.00	220,476.38	01-Jul-2007	19	10.125%	30,759.94
1	0122941107	Jul-2008	01-Nov-2006	CA	85.00	340,000.00	339,590.82	01-Jul-2007	19	9.250%	46,265.70
1	0122941479	Jun-2008	01-Nov-2006	AZ	90.00	272,700.00	271,807.42	01-Oct-2007	16	9.250%	33,008.82
2	0033143207	Sep-2008	01-Oct-2006	CA	80.00	327,200.00	327,099.45	01-Dec-2007	14	7.625%	32,096.68
2	0033151432	Sep-2008	01-Nov-2006	FL	100.00	165,630.00	164,458.73	01-Aug-2007	18	8.625%	22,129.11
2	0033218397	Apr-2009	01-Oct-2006	VA	100.00	125,000.00	122,957.09	01-Oct-2008	4	8.550%	4,939.94
2	0033341488	Aug-2008	01-Dec-2006	MI	99.20	124,000.00	122,998.93	01-Jan-2008	13	10.250%	13,622.16
2	0033373564	Mar-2009	01-Dec-2006	IL	80.00	185,600.00	183,690.05	01-Feb-2008	12	8.125%	16,260.92
2	0038723599	Apr-2009	01-Nov-2006	TX	75.00	69,000.00	68,627.27	01-Sep-2007	17	10.750%	11,092.56
2	0038972998	Mar-2009	01-Nov-2006	ID	80.00	74,320.00	74,079.08	01-Mar-2007	23	8.375%	11,906.12
2	0038985123	May-2008	01-Oct-2006	VA	80.00	343,200.00	343,200.00	01-Jul-2007	19	7.875%	44,294.25
2	0038988994	Dec-2008	01-Oct-2006	ID	90.00	288,900.00	285,742.25	01-Jan-2008	13	8.625%	28,878.91
2	0039228515	May-2008	01-Nov-2006	CA	80.00	312,000.00	310,867.52	01-Aug-2007	18	8.625%	38,338.33
2	0039308226	Dec-2008	01-Dec-2006	WA	80.00	341,440.00	341,440.00	01-Nov-2006	27	9.250%	66,828.46
2	0119998466	Apr-2008	01-May-2006	FL	78.13	250,000.00	248,091.46	01-Mar-2007	23	8.125%	38,560.85
2	0121800692	Oct-2008	01-Aug-2006	MA	90.00	342,000.00	342,000.00	01-Sep-2007	17	7.375%	37,228.22
2	0121810295	Jun-2008	01-Aug-2006	MI	95.00	115,900.00	115,900.00	01-Oct-2007	16	9.650%	15,907.32
2	0121811228	Mar-2009	01-Aug-2006	VA	56.08	215,900.00	215,733.96	01-May-2008	9	6.125%	11,123.75
2	0121812507	Jun-2008	01-Aug-2006	TX	100.00	63,000.00	62,674.00	01-Aug-2007	18	10.900%	10,818.41
2	0121814214	Nov-2008	01-Aug-2006	DE	70.00	382,200.00	378,105.40	01-Jun-2007	20	6.250%	39,418.49

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

23-Apr-2009 10:47:41PM

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	0121818587	Nov-2008	01-Sep-2006	VA	64.60	146,000.00	144,857.78	01-Jul-2007	19	7.875%	18,550.39
2	0121866263	Dec-2008	01-Sep-2006	UT	80.00	784,000.00	783,532.13	01-Jan-2008	13	7.615%	69,685.35
2	0122230519	Nov-2008	01-Sep-2006	CA	80.00	312,000.00	312,000.00	01-Mar-2008	11	8.500%	27,462.50
2	0122231293	Dec-2008	01-Oct-2006	CA	85.00	582,250.00	574,855.06	01-Feb-2008	12	8.000%	51,977.66
2	0122231376	Jan-2009	01-Oct-2006	CA	80.00	461,600.00	461,453.35	01-Feb-2008	12	8.375%	42,684.43
2	0122231442	Jan-2009	01-Oct-2006	CA	80.00	440,000.00	438,611.74	01-Dec-2007	14	6.990%	37,895.10
2	0122232473	Feb-2009	01-Oct-2006	VA	78.79	182,000.00	181,318.25	01-Jul-2008	7	10.050%	12,976.97
2	0122233257	Jun-2008	01-Oct-2006	NC	90.00	103,500.00	101,996.23	01-Nov-2007	15	7.850%	10,690.06
2	0122234271	Feb-2009	01-Oct-2006	CA	80.00	332,000.00	332,000.00	01-Feb-2008	12	8.125%	28,683.47
2	0122234685	Jan-2009	01-Oct-2006	CA	80.00	600,000.00	598,343.31	01-Dec-2007	14	9.700%	73,284.67
2	0122234743	Dec-2008	01-Oct-2006	IL	100.00	285,000.00	285,000.00	01-Oct-2007	16	9.400%	38,047.50
2	0122236201	Jul-2008	01-Oct-2006	IN	90.00	58,500.00	58,228.17	01-Jun-2007	20	9.550%	9,608.72
2	0122236698	Jul-2008	01-Oct-2006	CA	80.00	328,000.00	326,819.73	01-Aug-2007	18	8.125%	41,346.25
2	0122240120	Feb-2009	01-Oct-2006	CA	90.00	463,500.00	461,727.21	01-Apr-2008	10	9.438%	41,218.28
2	0122241904	Sep-2008	01-Sep-2006	WA	85.00	153,000.00	152,783.75	01-Feb-2007	24	8.750%	27,603.90
2	0122242852	Jan-2009	01-Sep-2006	CA	90.00	180,000.00	179,214.13	01-Apr-2008	10	9.300%	15,750.40
2	0122244833	May-2008	01-Oct-2006	CA	80.00	396,000.00	396,000.00	01-Jun-2007	20	8.000%	54,697.50
2	0122247117	Sep-2008	01-Sep-2006	MI	85.00	123,250.00	121,674.55	01-Mar-2008	11	8.300%	10,235.99
2	0122247448	Sep-2008	01-Oct-2006	MI	90.00	175,500.00	174,971.13	01-Mar-2008	11	10.050%	18,081.89
2	0122247455	Jun-2008	01-Oct-2006	MI	85.00	182,750.00	182,439.65	01-Oct-2007	16	10.800%	28,151.90
2	0122247828	Sep-2008	01-Oct-2006	MI	80.00	136,000.00	134,487.35	01-Feb-2008	12	8.400%	12,990.52
2	0122251101	Apr-2009	01-Oct-2006	FL	90.00	161,010.00	160,250.96	01-Jun-2007	20	9.350%	25,843.36
2	0122252141	Aug-2008	01-Oct-2006	NV	80.00	212,000.00	211,593.05	01-Jul-2007	19	8.125%	29,094.17
2	0122252711	May-2008	01-Sep-2006	CA	90.00	297,000.00	297,000.00	01-Feb-2007	24	8.000%	47,854.08
2	0122253271	Oct-2008	01-Oct-2006	DC	90.00	270,000.00	269,555.29	01-Jul-2007	19	9.990%	44,684.89
2	0122253529	Oct-2008	01-Oct-2006	CA	80.00	360,000.00	357,999.45	01-Dec-2007	14	8.500%	36,512.67
2	0122254394	Apr-2008	01-Oct-2006	CA	84.74	563,500.00	562,069.76	01-Jul-2007	19	8.525%	80,399.38
2	0122254550	Mar-2009	01-Oct-2006	CA	80.00	496,000.00	494,007.11	01-Dec-2007	14	8.400%	53,401.12
2	0122257116	Mar-2008	01-Oct-2006	IL	90.00	261,000.00	260,501.72	01-Jan-2007	25	9.700%	53,557.61
2	0122257868	Feb-2009	01-Oct-2006	MN	100.00	306,000.00	302,020.28	01-Jun-2008	8	8.750%	20,699.18
2	0122258130	Jul-2008	01-Oct-2006	MN	80.00	223,120.00	223,120.00	01-Dec-2007	14	7.425%	20,601.44
2	0122258338	Mar-2009	01-Oct-2006	MN	80.00	191,200.00	187,409.72	01-Jul-2008	7	7.875%	10,938.32
2	0122258577	Oct-2008	01-Nov-2006	MN	80.00	334,522.00	332,102.77	01-Feb-2008	12	10.200%	37,459.37
2	0122259039	Oct-2008	01-Oct-2006	CA	85.00	446,250.00	445,515.44	01-Apr-2007	22	8.750%	74,126.58
2	0122260284	Apr-2008	01-Oct-2006	CA	100.00	655,000.00	655,000.00	01-Jul-2007	19	7.490%	81,793.05
2	0122260847	Jan-2009	01-Oct-2006	CA	80.00	503,200.00	503,200.00	01-Jan-2008	13	8.375%	49,449.81
2	0122260946	Oct-2008	01-Oct-2006	CA	100.00	515,000.00	515,000.00	01-Jul-2007	19	8.550%	72,550.80
2	0122262272	Sep-2008	01-Oct-2006	NJ	85.00	335,750.00	335,527.96	01-Dec-2006	26	8.950%	65,944.63
2	0122263775	May-2008	01-Sep-2006	IL	80.00	313,600.00	313,049.89	01-Dec-2006	26	10.100%	69,686.28
2	0122264849	Oct-2008	01-Oct-2006	IL	70.00	105,000.00	104,941.20	01-Jan-2007	25	10.450%	23,446.76

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

23-Apr-2009 10:47:41PM

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	0122265267	Sep-2008	01-Sep-2006	OH	90.00	81,000.00	80,411.84	01-Aug-2007	18	8.700%	10,925.86
2	0122267495	Feb-2009	01-Oct-2006	FL	80.00	180,000.00	180,000.00	01-Apr-2007	22	8.125%	26,118.75
2	0122269525	Mar-2009	01-Oct-2006	IL	80.00	164,000.00	163,497.97	01-Nov-2007	15	10.450%	23,014.63
2	0122269681	Feb-2009	01-Oct-2006	IL	80.00	436,000.00	435,999.98	01-Feb-2007	24	8.938%	79,710.80
2	0122272354	Jan-2009	01-Oct-2006	WA	95.00	256,500.00	252,590.39	01-Apr-2008	10	8.000%	19,474.40
2	0122272651	Mar-2008	01-Oct-2006	MI	70.00	66,500.00	66,141.71	01-Sep-2007	17	10.150%	10,066.42
2	0122272776	Jun-2008	01-Sep-2006	MI	75.00	150,000.00	148,567.11	01-Nov-2007	15	8.500%	17,390.54
2	0122273014	Dec-2008	01-Sep-2006	MI	90.00	146,700.00	146,103.17	01-Jun-2008	8	9.850%	11,373.44
2	0122273345	Jan-2009	01-Oct-2006	MI	85.00	103,700.00	102,418.66	01-Aug-2008	6	9.500%	6,132.06
2	0122273915	Sep-2008	01-Sep-2006	CA	80.00	516,000.00	516,000.00	01-Nov-2007	15	8.000%	53,496.30
2	0122278062	Mar-2009	01-Oct-2006	CA	74.14	430,000.00	429,569.54	01-Jan-2007	25	8.500%	78,387.50
2	0122278492	Jan-2009	01-Oct-2006	CA	85.00	616,207.00	610,738.69	01-Jan-2008	13	8.000%	57,347.25
2	0122280415	Feb-2009	01-Oct-2006	FL	80.00	117,520.00	117,140.82	01-Sep-2007	17	8.375%	15,122.71
2	0122282411	Mar-2009	01-Sep-2006	AZ	80.00	144,000.00	141,390.26	01-Jul-2008	7	7.550%	7,449.78
2	0122282569	Dec-2008	01-Sep-2006	AZ	90.00	225,461.00	224,425.93	01-Apr-2008	10	9.000%	19,470.64
2	0122282833	Feb-2009	01-Oct-2006	AZ	80.00	218,400.00	215,446.26	01-May-2008	9	8.450%	16,638.84
2	0122283773	Aug-2008	01-Oct-2006	CA	90.00	260,910.00	258,900.12	01-Sep-2007	17	8.675%	33,308.78
2	0122283781	Sep-2008	01-Oct-2006	CA	88.46	517,500.00	516,244.34	01-Jan-2008	13	8.000%	49,719.97
2	0122284383	Feb-2009	01-Oct-2006	CA	95.00	437,000.00	435,213.29	01-Feb-2008	12	8.800%	42,070.44
2	0122284599	Mar-2009	01-Sep-2006	AZ	80.00	152,000.00	150,848.24	01-Jul-2008	7	8.375%	9,600.28
2	0122284813	Feb-2009	01-Oct-2006	CA	80.00	500,000.00	499,999.37	01-Apr-2008	10	8.000%	38,645.87
2	0122322704	Jan-2009	01-Sep-2006	FL	74.45	255,000.00	254,256.04	01-Feb-2007	24	9.650%	50,068.95
2	0122322746	Feb-2009	01-Oct-2006	FL	82.27	181,000.00	180,109.05	01-Feb-2008	12	8.600%	17,348.91
2	0122324510	Aug-2008	01-Oct-2006	OR	90.00	427,500.00	426,768.93	01-Nov-2007	15	8.200%	48,210.17
2	0122326176	Aug-2008	01-Oct-2006	PA	100.00	250,000.00	247,778.62	01-May-2007	21	7.850%	34,786.27
2	0122326432	Feb-2009	01-Oct-2006	FL	85.00	242,250.00	241,665.97	01-Sep-2007	17	9.350%	33,795.98
2	0122326861	Jan-2009	01-Oct-2006	VA	85.00	331,500.00	327,628.15	01-Apr-2008	10	8.750%	26,927.51
2	0122511991	Jul-2008	01-Oct-2006	MI	80.00	121,200.00	119,682.28	01-Dec-2007	14	7.300%	10,779.47
2	0122513930	Dec-2008	01-Oct-2006	MT	78.50	84,000.00	83,298.15	01-Jan-2008	13	9.500%	9,332.80
2	0122516834	Nov-2008	01-Oct-2006	CA	80.00	308,800.00	306,912.79	01-Nov-2007	15	6.875%	27,619.41
2	0122519234	Sep-2008	01-Sep-2006	UT	80.00	71,200.00	71,200.00	01-Apr-2007	22	9.375%	12,637.92
2	0122520075	Jul-2008	01-Oct-2006	ID	80.00	164,800.00	164,800.00	01-Mar-2007	23	7.375%	23,604.00
2	0122521701	Jun-2008	01-Oct-2006	TX	95.00	85,405.00	84,953.15	01-Aug-2007	18	9.800%	13,101.04
2	0122523269	Sep-2008	01-Oct-2006	TX	80.00	108,907.20	108,298.44	01-Sep-2007	17	10.450%	16,988.45
2	0122524804	Jul-2008	01-Oct-2006	TX	80.00	82,320.00	82,108.42	01-Mar-2007	23	10.250%	16,583.64
2	0122524861	Feb-2009	01-Oct-2006	FL	80.00	206,501.00	204,397.53	01-Feb-2008	12	8.880%	19,897.35
2	0122702004	Nov-2008	01-Nov-2006	CA	100.00	329,900.00	329,900.00	01-Feb-2008	12	9.990%	36,525.44
2	0122702715	Feb-2009	01-Nov-2006	CA	80.00	231,200.00	230,351.22	01-Apr-2008	10	9.375%	18,498.40
2	0122703606	Jan-2009	01-Nov-2006	MD	80.00	280,000.00	280,000.00	01-Dec-2007	14	8.700%	30,613.28
2	0122703960	Mar-2008	01-Nov-2006	DC	65.00	325,000.00	323,144.76	01-Aug-2007	18	8.950%	45,239.12

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

23-Apr-2009 10:47:41PM

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	0122703978	Feb-2009	01-Nov-2006	MD	95.00	631,750.00	631,750.00	01-Nov-2007	15	7.575%	63,319.73
2	0122704430	Apr-2008	01-Nov-2006	DC	75.00	375,000.00	374,539.54	01-Aug-2007	18	9.125%	49,955.61
2	0122704612	Jun-2008	01-Nov-2006	MD	100.00	81,000.00	80,296.57	01-Aug-2007	18	8.200%	10,232.29
2	0122704927	Mar-2008	01-Nov-2006	MD	88.52	305,400.00	304,896.22	01-Feb-2007	24	9.250%	52,474.70
2	0122704968	Apr-2009	01-Nov-2006	FL	80.00	201,132.00	201,132.00	01-Jan-2008	13	9.375%	19,182.84
2	0122705023	Dec-2008	01-Oct-2006	CA	80.00	324,000.00	324,000.00	01-Nov-2007	15	8.125%	33,986.25
2	0122705387	Jan-2009	01-Oct-2006	IL	80.00	277,520.00	277,067.63	01-Sep-2007	17	7.900%	32,420.05
2	0122705528	Mar-2009	01-Oct-2006	IN	80.00	215,200.00	213,885.27	01-Apr-2008	10	8.475%	17,724.43
2	0122705551	Mar-2008	01-Nov-2006	IL	80.00	192,000.00	191,693.51	01-Dec-2006	26	8.125%	30,363.78
2	0122706799	Aug-2008	01-Nov-2006	IL	85.00	276,250.00	274,533.16	01-Jul-2007	19	7.990%	35,714.76
2	0122707094	Feb-2009	01-Oct-2006	CA	80.00	203,200.00	202,967.58	01-May-2008	9	8.500%	15,730.00
2	0122708902	Apr-2008	01-Oct-2006	TN	90.00	99,000.00	98,793.01	01-Apr-2007	22	7.925%	14,622.22
2	0122709629	Feb-2008	01-Oct-2006	MD	74.91	213,500.00	213,142.48	01-Feb-2007	24	8.625%	34,631.88
2	0122709652	Oct-2008	01-Nov-2006	VA	95.00	276,925.00	276,531.63	01-May-2007	21	9.250%	46,263.78
2	0122709736	Jan-2009	01-Oct-2006	CA	100.00	522,000.00	521,717.64	01-Apr-2008	10	7.450%	37,694.16
2	0122709918	Feb-2009	01-Nov-2006	CA	95.86	532,000.00	532,000.00	01-Nov-2007	15	8.125%	55,638.22
2	0122710171	May-2008	01-Nov-2006	AZ	85.00	170,000.00	169,700.63	01-Jul-2007	19	9.625%	26,564.71
2	0122711013	Dec-2008	01-Oct-2006	MN	85.00	470,900.00	468,997.03	01-Feb-2008	12	8.840%	46,223.64
2	0122711419	Aug-2008	01-Nov-2006	CA	80.00	319,200.00	317,703.09	01-Dec-2007	14	9.625%	33,201.80
2	0122713142	Jun-2008	01-Nov-2006	CA	90.00	625,500.00	625,500.00	01-Apr-2007	22	9.000%	96,923.76
2	0122713241	Nov-2008	01-Nov-2006	NV	90.00	427,500.00	426,571.03	01-Oct-2007	16	9.000%	46,312.62
2	0122713423	Feb-2008	01-Nov-2006	CA	100.00	350,000.00	349,136.67	01-May-2007	21	11.200%	71,294.76
2	0122714082	Mar-2009	01-Oct-2006	CA	80.00	184,000.00	183,933.90	01-Feb-2008	12	8.700%	18,447.00
2	0122714355	Feb-2009	01-Nov-2006	CA	80.00	304,000.00	304,000.00	01-Feb-2008	12	9.000%	28,474.62
2	0122714926	Oct-2008	01-Nov-2006	MI	80.00	80,000.00	79,716.50	01-Apr-2008	10	9.500%	7,165.87
2	0122715089	Feb-2009	01-Oct-2006	MI	100.00	160,000.00	158,650.32	01-Jun-2008	8	10.950%	13,787.67
2	0122715113	Apr-2008	01-Nov-2006	MI	75.00	40,500.00	40,299.35	01-Oct-2007	16	10.550%	6,053.07
2	0122715758	Jun-2008	01-Nov-2006	MI	100.00	191,200.00	191,071.29	01-Dec-2007	14	10.600%	25,720.60
2	0122716400	Jul-2008	01-Nov-2006	CT	83.08	270,000.00	269,124.42	01-May-2007	21	9.900%	48,215.70
2	0122716913	Apr-2008	01-Nov-2006	CT	85.00	146,200.00	145,782.31	01-Apr-2007	22	9.750%	26,807.89
2	0122718760	Dec-2008	01-Nov-2006	NV	100.00	264,900.00	263,707.56	01-Oct-2007	16	11.000%	41,385.70
2	0122718968	Aug-2008	01-Nov-2006	CA	80.00	320,000.00	320,000.00	01-Aug-2007	18	9.125%	42,733.38
2	0122719057	Jan-2009	01-Oct-2006	CA	80.00	388,000.00	388,000.00	01-Apr-2008	10	7.875%	28,817.04
2	0122719560	Mar-2009	01-Nov-2006	CA	80.00	500,000.00	500,000.00	01-Mar-2008	11	9.500%	45,856.28
2	0122720097	Apr-2009	01-Nov-2006	CA	80.00	187,200.00	186,657.26	01-May-2008	9	9.125%	13,599.97
2	0122720154	Jan-2009	01-Nov-2006	CA	80.00	384,000.00	384,000.00	01-May-2008	9	9.000%	26,200.00
2	0122721152	Mar-2008	01-Oct-2006	FL	80.00	298,400.00	298,400.00	01-Jan-2007	25	8.500%	53,960.74
2	0122721327	Nov-2008	01-Nov-2006	FL	84.00	168,000.00	167,750.50	01-May-2007	21	9.250%	27,706.03
2	0122721988	Aug-2008	01-Nov-2006	OH	90.00	82,800.00	82,575.53	01-Feb-2007	24	8.000%	13,332.33
2	0122722051	May-2008	01-Nov-2006	OH	80.00	96,000.00	95,655.50	01-Apr-2007	22	9.375%	15,824.93

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

23-Apr-2009 10:47:41PM

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	0122722499	Oct-2008	01-Nov-2006	WI	90.00	108,000.00	107,357.81	01-Aug-2007	18	8.750%	14,670.51
2	0122723836	Mar-2009	01-Nov-2006	GA	80.00	119,120.00	118,439.99	01-Aug-2008	6	9.250%	6,786.73
2	0122724263	Feb-2009	01-Nov-2006	CA	76.64	328,000.00	326,205.76	01-Feb-2008	12	9.125%	29,329.09
2	0122724495	Mar-2009	01-Nov-2006	FL	85.00	148,750.00	148,491.04	01-Jun-2007	20	9.050%	23,218.37
2	0122724768	Nov-2008	01-Oct-2006	CA	80.00	274,400.00	274,400.00	01-Feb-2008	12	7.350%	21,929.18
2	0122724933	Jan-2008	01-Oct-2006	CA	84.50	507,000.00	505,962.20	01-Dec-2006	26	8.000%	89,835.83
2	0122724990	Sep-2007	01-Nov-2006	CA	80.00	452,000.00	452,000.00	01-Jan-2007	25	9.500%	81,294.23
2	0122725203	Feb-2008	01-Nov-2006	CA	95.00	484,500.00	484,110.76	01-May-2007	21	9.000%	73,967.64
2	0122725773	Feb-2009	01-Nov-2006	AZ	87.50	122,500.00	121,697.59	01-Jun-2008	8	9.000%	8,100.88
2	0122726276	Apr-2009	01-Oct-2006	PA	85.00	80,750.00	79,973.72	01-Jan-2008	13	9.250%	8,759.17
2	0122726938	Sep-2008	01-Nov-2006	PA	75.00	123,750.00	123,373.67	01-Mar-2007	23	8.550%	20,527.25
2	0122727050	Jul-2008	01-Nov-2006	NJ	100.00	295,000.00	169,799.51	01-Feb-2007	24	9.600%	57,667.60
2	0122728108	Mar-2009	01-Nov-2006	OH	85.00	97,750.00	97,133.70	01-Nov-2007	15	9.800%	12,742.29
2	0122728389	Feb-2009	01-Nov-2006	OH	80.00	52,000.00	51,520.02	01-Mar-2008	11	9.800%	5,173.94
2	0122729031	Oct-2008	01-Oct-2006	AZ	80.00	184,000.00	181,870.87	01-Feb-2008	12	8.625%	17,613.69
2	0122729270	Jan-2009	01-Nov-2006	AZ	100.00	315,000.00	315,000.00	01-Apr-2008	10	9.750%	29,137.56
2	0122730187	Apr-2008	01-Nov-2006	CA	80.00	220,000.00	219,997.50	01-Jul-2007	19	9.625%	29,562.09
2	0122730401	Nov-2007	01-Nov-2006	CA	100.00	440,000.00	439,939.01	01-Dec-2006	26	9.550%	92,905.12
2	0122730666	Nov-2008	01-Nov-2006	CA	80.00	232,000.00	232,000.00	01-Nov-2007	15	9.375%	25,075.24
2	0122730732	Nov-2008	01-Nov-2006	CA	80.00	282,400.00	280,443.33	01-Mar-2008	11	9.000%	22,371.47
2	0122730815	Nov-2007	01-Nov-2006	CA	80.00	300,000.00	300,000.00	01-Feb-2007	24	9.125%	45,687.50
2	0122731128	Jan-2009	01-Nov-2006	CA	80.00	320,000.00	320,000.00	01-Apr-2008	10	9.375%	26,120.04
2	0122731227	Sep-2008	01-Nov-2006	IL	90.00	130,500.00	130,077.49	01-Apr-2007	22	9.150%	22,351.16
2	0122731623	Jan-2009	01-Nov-2006	IL	80.00	205,600.00	205,216.06	01-Jun-2007	20	8.800%	31,144.06
2	0122731912	Dec-2008	01-Nov-2006	IL	90.00	360,000.00	359,006.21	01-Nov-2007	15	9.175%	44,038.01
2	0122732118	Oct-2008	01-Oct-2006	AZ	100.00	215,000.00	213,831.14	01-Feb-2008	12	7.800%	18,383.51
2	0122732753	Jan-2009	01-Nov-2006	AZ	80.00	411,200.00	409,223.61	01-May-2008	9	9.000%	31,245.58
2	0122733207	Jan-2009	01-Oct-2006	OR	80.00	299,120.00	295,323.71	01-Mar-2008	11	8.500%	26,510.82
2	0122733868	Mar-2009	01-Nov-2006	WA	80.00	340,000.00	333,851.40	01-Jun-2008	8	8.000%	19,781.85
2	0122734007	Jan-2009	01-Nov-2006	IL	80.00	40,000.00	39,922.52	01-Mar-2007	23	10.700%	8,440.03
2	0122734015	Aug-2007	01-Oct-2006	MI	85.00	136,000.00	135,804.51	01-Dec-2006	26	10.150%	30,414.81
2	0122734031	Feb-2009	01-Oct-2006	MI	80.00	204,000.00	203,142.30	01-Jul-2008	7	7.350%	10,428.48
2	0122734742	Jun-2008	01-Nov-2006	MI	85.00	279,225.00	277,464.64	01-Nov-2007	15	9.800%	36,398.60
2	0122734759	Jul-2008	01-Nov-2006	MI	80.00	116,720.00	115,636.56	01-Jan-2008	13	9.000%	11,925.60
2	0122735244	Aug-2008	01-Nov-2006	CA	80.00	488,000.00	488,000.00	01-Dec-2007	14	9.000%	51,900.85
2	0122735632	Oct-2008	01-Nov-2006	CA	79.99	423,949.00	421,957.10	01-Jan-2008	13	9.250%	41,622.02
2	0122735640	Sep-2008	01-Nov-2006	CA	80.00	468,000.00	467,999.75	01-Jun-2007	20	9.125%	62,770.50
2	0122735699	Dec-2007	01-Nov-2006	CA	100.00	710,000.00	710,000.00	01-Apr-2007	22	8.500%	113,600.16
2	0122735855	Jan-2009	01-Nov-2006	ID	85.00	147,900.00	147,451.29	01-Apr-2008	10	9.125%	11,768.03
2	0122737372	Sep-2008	01-Nov-2006	CA	80.00	276,000.00	272,911.98	01-Jan-2008	13	9.375%	26,692.75

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

23-Apr-2009 10:47:41PM

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	0122737489	May-2008	01-Oct-2006	CA	80.00	316,000.00	315,913.25	01-Jun-2007	20	8.625%	46,959.21
2	0122737521	Jul-2008	01-Nov-2006	FL	100.00	340,000.00	339,593.49	01-May-2007	21	9.850%	60,733.45
2	0122737547	Jan-2009	01-Nov-2006	CA	80.00	392,000.00	392,000.00	01-Apr-2008	10	9.625%	32,291.04
2	0122737851	Nov-2007	01-Oct-2006	CA	85.00	322,575.00	322,198.49	01-Feb-2007	24	8.750%	57,811.94
2	0122738024	Jan-2009	01-Oct-2006	CA	80.00	288,000.00	286,981.49	01-Mar-2008	11	7.875%	23,009.49
2	0122738156	Apr-2009	01-Oct-2006	CA	80.00	364,000.00	363,174.12	01-Jul-2008	7	7.550%	19,505.58
2	0122738214	Feb-2009	01-Oct-2006	CA	80.00	524,000.00	515,558.23	01-Mar-2008	11	8.000%	41,138.13
2	0122738404	Feb-2009	01-Nov-2006	CA	95.00	218,975.00	218,975.00	01-Jun-2008	8	8.850%	15,237.00
2	0122738768	Nov-2008	01-Nov-2006	AZ	90.00	220,500.00	219,444.52	01-Mar-2008	11	9.000%	19,211.96
2	0122739402	Feb-2009	01-Nov-2006	MO	90.00	166,500.00	164,462.82	01-Aug-2008	6	9.375%	9,709.72
2	0122739972	Oct-2008	01-Nov-2006	FL	85.00	169,150.00	168,679.43	01-Sep-2007	17	9.125%	21,929.92
2	0122740418	Sep-2008	01-Nov-2006	FL	75.00	310,500.00	308,047.01	01-Aug-2007	18	9.125%	37,497.44
2	0122740509	Nov-2008	01-Nov-2006	GA	80.00	176,000.00	174,886.40	01-Oct-2007	16	9.375%	23,166.61
2	0122741531	Jan-2009	01-Nov-2006	AZ	84.93	310,000.00	309,240.93	01-Jun-2007	20	9.000%	43,296.02
2	0122741556	Feb-2009	01-Oct-2006	AZ	90.00	198,000.00	197,398.59	01-Jun-2008	8	8.050%	12,411.45
2	0122742133	Feb-2009	01-Nov-2006	AZ	80.00	188,000.00	187,391.42	01-May-2008	9	9.500%	13,820.14
2	0122743214	Jan-2009	01-Nov-2006	CA	76.91	473,000.00	465,009.86	01-May-2008	9	8.625%	31,045.53
2	0122743958	Jan-2009	01-Nov-2006	IL	80.00	128,000.00	127,923.19	01-Apr-2007	22	8.650%	20,825.53
2	0122744311	Mar-2008	01-Nov-2006	IL	90.00	117,000.00	116,656.87	01-Apr-2007	22	9.625%	21,159.42
2	0122745540	Mar-2009	01-Nov-2006	CA	80.00	268,000.00	265,971.26	01-Feb-2008	12	9.980%	29,315.38
2	0122746712	Feb-2009	01-Nov-2006	FL	75.00	322,500.00	321,161.69	01-Feb-2008	12	9.875%	32,178.00
2	0122746738	Oct-2008	01-Oct-2006	FL	94.98	310,600.00	308,092.67	01-Nov-2007	15	8.975%	36,801.59
2	0122746936	Nov-2008	01-Nov-2006	FL	85.00	423,300.00	422,830.50	01-Apr-2007	22	9.550%	76,354.69
2	0122747074	Jun-2008	01-Oct-2006	PA	80.00	158,594.00	157,898.37	01-Apr-2007	22	9.000%	26,946.53
2	0122747306	Apr-2008	01-Nov-2006	MD	95.00	247,000.00	246,655.90	01-Jul-2007	19	9.000%	32,088.45
2	0122747611	Nov-2008	01-Nov-2006	NH	80.00	264,000.00	290,582.39	01-May-2008	9	5.000%	11,790.30
2	0122902695	Mar-2009	01-Nov-2006	FL	53.28	69,260.00	68,468.68	01-Sep-2007	17	7.825%	7,883.16
2	0122903008	Jun-2008	01-Nov-2006	CA	80.00	253,980.00	253,980.00	01-Jul-2007	19	9.625%	35,239.65
2	0122903172	Oct-2008	01-Nov-2006	FL	80.00	360,000.00	358,265.11	01-Jun-2007	20	9.125%	54,004.72
2	0122903297	Mar-2009	01-Nov-2006	MN	90.00	102,600.00	102,191.31	01-Jun-2007	20	9.575%	16,904.50
2	0122904048	Mar-2009	01-Dec-2006	IL	80.00	224,000.00	221,798.29	01-Dec-2007	14	7.900%	21,755.95
2	0122904352	Mar-2008	01-Nov-2006	MI	80.00	152,000.00	151,689.21	01-Sep-2007	17	9.600%	21,815.66
2	0122905235	Oct-2008	01-Nov-2006	MD	85.00	463,250.00	461,479.52	01-Nov-2007	15	8.050%	49,232.83
2	0122906365	Aug-2008	01-Nov-2006	CA	80.00	324,616.00	323,791.39	01-Nov-2007	15	9.500%	33,584.03
2	0122907512	Nov-2008	01-Dec-2006	IL	78.26	270,000.00	269,580.92	01-Jun-2007	20	8.950%	41,657.08
2	0122907603	Nov-2008	01-Nov-2006	CA	85.00	425,000.00	425,000.00	01-Sep-2007	17	8.400%	53,160.48
2	0122907819	Mar-2009	01-Dec-2006	IL	95.00	498,750.00	494,778.58	01-Feb-2008	12	9.400%	51,178.34
2	0122907835	Feb-2009	01-Dec-2006	AZ	80.00	167,465.00	165,074.61	01-Jun-2008	8	10.250%	11,719.38
2	0122908601	Feb-2008	01-Dec-2006	OR	90.00	373,500.00	372,186.91	01-May-2007	21	8.875%	58,632.71
2	0122908635	Jan-2009	01-Nov-2006	NV	80.00	447,200.00	446,514.02	01-May-2007	21	9.375%	73,325.20

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

23-Apr-2009 10:47:41PM

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	0122939390	Sep-2008	01-Nov-2006	NV	70.00	182,000.00	181,679.72	01-Jun-2007	20	9.875%	29,008.81
2	0122939804	Sep-2008	01-Nov-2006	CA	100.00	625,000.00	625,000.00	01-Aug-2007	18	8.000%	77,278.56
2	0122940695	Feb-2009	01-Nov-2006	OH	68.00	85,000.00	84,748.29	01-Jan-2008	13	9.875%	9,646.62
2	0122941040	Nov-2007	01-Dec-2006	MI	90.00	152,910.00	152,736.12	01-Jan-2007	25	8.825%	28,382.35

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

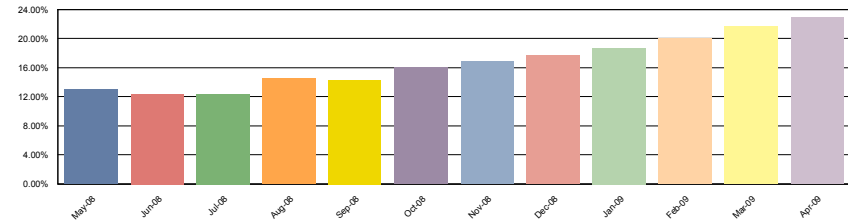
Contact: Customer Service - CTSLink
Wells Fargo Bank, N.A.
Securities Administration Services
8480 Stagecoach Circle
Frederick, MD 21701-4747
www.ctslink.com
Telephone: 1-866-846-4526
Fax: 240-586-8675

Foreclosure Detail - All Mortgage Loans in Foreclosure during Current Period

Summary

New Foreclosure Loans	
Loans in Foreclosure	102
Original Principal Balance	26,439,691.00
Current Actual Balance	26,435,144.08
Current Foreclosure Total	
Loans in Foreclosure	853
Original Principal Balance	221,779,416.00
Current Actual Balance	220,929,485.04

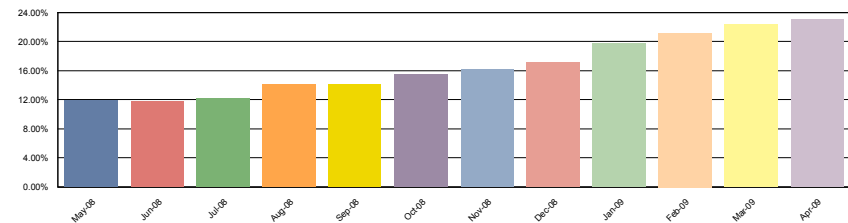
12 Month Foreclosure History



1

New Foreclosure Loans	
Loans in Foreclosure	47
Original Principal Balance	9,854,565.00
Current Actual Balance	9,847,455.70
Current Foreclosure Total	
Loans in Foreclosure	402
Original Principal Balance	89,462,990.00
Current Actual Balance	89,101,142.75

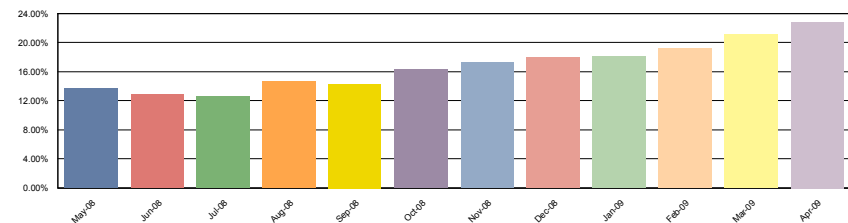
12 Month Foreclosure History



2

New Foreclosure Loans	
Loans in Foreclosure	55
Original Principal Balance	16,585,126.00
Current Actual Balance	16,587,688.38
Current Foreclosure Total	
Loans in Foreclosure	451
Original Principal Balance	132,316,426.00
Current Actual Balance	131,828,342.29

12 Month Foreclosure History



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

23-Apr-2009 10:47:41PM

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
1	0032436669	Dec-2008	01-Apr-2006	FL	79.61	206,200.00	203,867.04	01-Nov-2008	3	9.312%	7,485.35
1	0033053398	Dec-2008	01-Oct-2006	CA	64.62	294,000.00	288,522.53	01-Oct-2008	4	7.875%	10,617.11
1	0033127531	Feb-2009	01-Oct-2006	MO	100.00	101,000.00	99,373.23	01-Oct-2008	4	8.625%	4,029.71
1	0033175910	Apr-2009	01-Oct-2006	AZ	79.98	167,050.00	165,247.97	01-Nov-2008	3	7.250%	4,643.62
1	0033202318	Apr-2009	01-Nov-2006	MO	80.00	58,000.00	56,896.30	01-Nov-2008	3	8.125%	1,804.78
1	0033214271	Jul-2007	01-Oct-2006	FL	79.68	200,000.00	199,258.30	01-Feb-2007	24	8.750%	35,331.85
1	0033269911	Feb-2009	01-Nov-2006	PA	80.00	152,000.00	149,165.16	01-Sep-2008	5	8.625%	6,929.42
1	0038767190	Aug-2008	01-Oct-2006	PA	80.00	124,000.00	124,000.00	01-Mar-2008	11	8.500%	10,746.58
1	0038823530	Oct-2008	01-Oct-2006	FL	100.00	158,000.00	158,000.00	01-Feb-2008	12	8.750%	15,207.50
1	0038854527	Feb-2009	01-Oct-2006	MD	80.00	211,552.00	209,986.05	01-Aug-2008	6	7.875%	11,099.97
1	0038939963	Jan-2009	01-Oct-2006	FL	60.00	157,200.00	155,834.72	01-Aug-2008	6	8.625%	8,432.40
1	0038948881	Feb-2009	01-Oct-2006	LA	100.00	140,000.00	137,783.54	01-Aug-2008	6	8.250%	7,099.66
1	0038974127	Feb-2009	01-Nov-2006	TX	80.00	115,395.00	113,573.16	01-Oct-2008	4	8.500%	4,534.57
1	0038977260	Mar-2009	01-Oct-2006	MS	100.00	129,500.00	127,359.41	01-Dec-2008	2	8.875%	3,711.17
1	0039009790	Oct-2008	01-Oct-2006	OH	100.00	115,000.00	113,810.98	01-Aug-2008	6	10.375%	7,479.15
1	0039025390	Mar-2009	01-Nov-2006	VA	79.75	252,000.00	249,845.93	01-Oct-2008	4	7.500%	8,736.06
1	0039038849	Aug-2008	01-Dec-2006	VA	80.00	244,000.00	242,863.03	01-Nov-2007	15	9.250%	29,523.15
1	0039046370	Oct-2008	01-Nov-2006	TX	100.00	127,100.00	125,489.50	01-Sep-2008	5	9.375%	6,484.62
1	0039073705	Mar-2009	01-Nov-2006	FL	100.00	89,000.00	88,123.82	01-Oct-2008	4	11.500%	4,841.84
1	0039080577	Mar-2009	01-Nov-2006	VA	68.73	255,000.00	253,467.40	01-Oct-2008	4	8.750%	10,448.28
1	0039116744	Feb-2009	01-Nov-2006	NE	100.00	58,400.00	57,408.20	01-Oct-2008	4	9.500%	2,579.22
1	0039136932	Feb-2009	01-Nov-2006	FL	77.03	171,000.00	168,226.00	01-Sep-2008	5	8.125%	7,464.95
1	0039143391	Apr-2008	01-Nov-2006	PA	74.51	307,000.00	304,657.01	01-Sep-2007	17	8.000%	35,931.97
1	0039188099	Sep-2008	01-Dec-2006	FL	80.00	124,400.00	124,160.04	01-Apr-2008	10	9.250%	10,372.60
1	0039254453	Apr-2009	01-Nov-2006	UT	100.00	133,000.00	133,000.00	01-Nov-2008	3	9.375%	4,918.20
1	0121214837	Sep-2008	01-Jul-2006	CA	75.00	285,000.00	280,256.96	01-Aug-2008	6	9.750%	17,129.29
1	0121793780	Sep-2008	01-Aug-2006	FL	85.00	69,700.00	69,283.92	01-Feb-2008	12	11.990%	9,265.59
1	0121804561	Aug-2008	01-Sep-2006	MD	75.00	382,500.00	377,242.73	01-Dec-2007	14	7.125%	33,093.50
1	0121806152	Sep-2008	01-Aug-2006	FL	74.85	253,000.00	250,604.78	01-Feb-2008	12	6.200%	16,606.66
1	0121811467	Jul-2008	01-Aug-2006	CA	89.57	395,000.00	389,105.12	01-Dec-2007	14	7.500%	36,078.62
1	0121813190	Jun-2008	01-Aug-2006	FL	57.78	104,000.00	102,608.36	01-Nov-2007	15	7.125%	9,559.49
1	0121814362	Sep-2007	01-Aug-2006	NY	71.31	256,700.00	255,359.78	01-Apr-2007	22	8.875%	42,459.75
1	0121815211	Apr-2009	01-Aug-2006	TN	80.00	78,400.00	83,671.58	01-Sep-2008	5	9.950%	4,506.07
1	0121817373	Apr-2009	01-Aug-2006	AR	100.00	58,000.00	57,498.81	01-Jan-2008	13	9.950%	6,766.25
1	0122230444	Jan-2009	01-Oct-2006	CA	90.00	310,500.00	308,376.40	01-Aug-2008	6	8.400%	16,223.76
1	0122230915	Dec-2008	01-Oct-2006	CA	57.76	245,500.00	243,623.10	01-Jun-2008	8	8.875%	17,389.57
1	0122231525	Dec-2008	01-Oct-2006	CA	90.00	396,000.00	396,000.00	01-Aug-2007	18	8.400%	53,328.00
1	0122232028	Apr-2009	01-Sep-2006	FL	60.00	154,800.00	152,377.47	01-Nov-2008	3	9.200%	5,516.40
1	0122232911	Apr-2009	01-Oct-2006	VA	80.00	172,000.00	170,751.36	01-Nov-2008	3	8.625%	6,347.08
1	0122235450	Apr-2009	01-Oct-2006	IL	80.00	308,000.00	303,232.37	01-Nov-2008	3	9.200%	10,977.79

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

23-Apr-2009 10:47:41PM

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
1	0122236177	Mar-2009	01-Oct-2006	IN	39.39	100,000.00	99,303.53	01-Oct-2008	4	9.450%	4,441.27
1	0122236896	Mar-2009	01-Oct-2006	CA	70.77	259,000.00	256,399.94	01-Oct-2008	4	8.000%	10,676.48
1	0122237217	Feb-2009	01-Oct-2006	CA	85.45	235,000.00	234,961.31	01-Sep-2008	5	7.850%	10,269.78
1	0122237407	Mar-2009	01-Oct-2006	CA	89.01	405,000.00	403,492.53	01-Oct-2008	4	7.800%	15,058.08
1	0122237605	Feb-2009	01-Sep-2006	CA	75.00	140,250.00	137,442.96	01-Sep-2008	5	7.500%	5,597.20
1	0122237670	Apr-2009	01-Sep-2006	CA	84.38	270,000.00	265,729.51	01-Apr-2008	10	8.250%	21,156.39
1	0122237829	Jun-2008	01-Oct-2006	CA	80.00	312,000.00	311,999.40	01-May-2008	9	8.625%	24,407.50
1	0122237852	Apr-2009	01-Oct-2006	CA	84.65	342,000.00	336,192.79	01-Nov-2008	3	8.750%	12,241.69
1	0122237944	Aug-2008	01-Oct-2006	CA	65.00	253,500.00	252,264.51	01-Jul-2008	7	9.150%	16,633.57
1	0122238025	Feb-2009	01-Oct-2006	CA	80.00	325,600.00	323,289.80	01-Aug-2008	6	8.875%	19,414.77
1	0122238264	Mar-2009	01-Oct-2006	CA	62.12	205,000.00	200,683.99	01-Oct-2008	4	7.350%	7,402.06
1	0122239064	Feb-2009	01-Sep-2006	CA	75.00	337,500.00	333,867.65	01-Sep-2008	5	9.375%	17,273.65
1	0122239320	Jan-2009	01-Sep-2006	FL	50.00	195,000.00	192,698.56	01-Aug-2008	6	8.000%	10,588.90
1	0122240096	Feb-2009	01-Oct-2006	AZ	80.00	164,000.00	164,000.00	01-Oct-2008	4	8.375%	7,140.85
1	0122241110	Jan-2009	01-Oct-2006	AZ	85.00	138,550.00	137,589.74	01-Dec-2008	2	8.650%	3,899.77
1	0122241227	Dec-2008	01-Sep-2006	FL	85.00	242,250.00	240,635.50	01-Aug-2008	6	8.150%	12,272.48
1	0122241300	Feb-2009	01-Oct-2006	IL	95.00	125,400.00	123,483.73	01-Oct-2008	4	8.900%	5,177.38
1	0122242365	Mar-2009	01-Oct-2006	AZ	91.83	275,500.00	267,658.76	01-Oct-2008	4	8.125%	11,311.82
1	0122242696	Mar-2008	01-Sep-2006	FL	90.00	310,050.00	310,049.99	01-Nov-2007	15	8.775%	36,346.85
1	0122243082	Feb-2008	01-Oct-2006	WV	85.00	188,275.00	187,993.44	01-Sep-2007	17	10.940%	31,036.33
1	0122243967	Mar-2009	01-Oct-2006	CA	80.00	192,000.00	191,295.41	01-Sep-2007	17	8.000%	23,411.70
1	0122244247	Feb-2009	01-Oct-2006	FL	85.00	136,000.00	135,971.82	01-Sep-2008	5	8.990%	6,740.85
1	0122244650	Jan-2009	01-Oct-2006	CA	54.50	242,000.00	240,125.01	01-Aug-2008	6	8.375%	13,669.27
1	0122244858	Feb-2009	01-Sep-2006	CA	80.00	332,000.00	329,196.75	01-Sep-2008	5	8.000%	15,761.80
1	0122245079	Apr-2009	01-Oct-2006	CA	70.00	294,000.00	294,000.00	01-Nov-2008	3	7.750%	8,881.25
1	0122246259	Dec-2008	01-Oct-2006	CA	59.57	280,000.00	278,089.57	01-Apr-2008	10	8.625%	22,813.27
1	0122246325	Feb-2009	01-Oct-2006	AZ	80.00	240,000.00	239,693.89	01-Aug-2008	6	7.300%	10,866.16
1	0122248214	Feb-2009	01-Oct-2006	AZ	85.00	230,350.00	230,135.05	01-Sep-2008	5	8.000%	11,094.41
1	0122248404	Apr-2009	01-Oct-2006	NC	95.00	124,355.00	124,296.00	01-Nov-2008	3	8.725%	4,373.67
1	0122249493	Aug-2008	01-Sep-2006	HI	80.00	160,000.00	159,547.53	01-Jun-2007	20	8.375%	23,338.65
1	0122250103	Dec-2008	01-Oct-2006	HI	80.00	479,450.00	478,331.83	01-Jul-2008	7	8.650%	31,258.53
1	0122250335	May-2007	01-Sep-2006	NY	90.00	364,500.00	364,224.48	01-Dec-2006	26	9.450%	75,859.45
1	0122250434	Nov-2008	01-Oct-2006	NY	85.00	531,250.00	528,130.16	01-Jul-2008	7	8.500%	31,650.31
1	0122250889	Oct-2008	01-Oct-2006	FL	80.00	280,744.00	277,727.06	01-Jan-2008	13	8.625%	28,753.15
1	0122253602	Feb-2009	01-Oct-2006	MD	85.00	246,500.00	246,500.00	01-Jul-2008	7	6.500%	11,092.50
1	0122254899	Feb-2009	01-Oct-2006	FL	80.00	99,468.00	98,728.87	01-Sep-2008	5	8.375%	5,025.51
1	0122255995	Sep-2007	01-Oct-2006	FL	100.00	99,000.00	98,708.29	01-May-2007	21	11.000%	19,775.32
1	0122256217	Mar-2009	01-Oct-2006	FL	65.00	185,250.00	183,237.43	01-Oct-2008	4	8.000%	7,629.99
1	0122256787	Nov-2008	01-Oct-2006	OH	95.00	85,500.00	84,302.37	01-Jun-2008	8	8.375%	5,513.83
1	0122257140	Nov-2008	01-Oct-2006	OH	85.00	69,700.00	68,962.22	01-Jun-2008	8	9.775%	5,316.56

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

23-Apr-2009 10:47:41PM

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
1	0122257322	Feb-2009	01-Sep-2006	MN	95.00	54,625.00	54,562.20	01-Sep-2008	5	9.100%	2,737.21
1	0122257744	Feb-2009	01-Oct-2006	MN	95.00	375,250.00	375,250.00	01-Oct-2008	4	7.400%	12,946.14
1	0122259393	Apr-2009	01-Oct-2006	CA	75.00	300,000.00	300,000.00	01-Nov-2008	3	7.763%	9,078.75
1	0122259591	Jul-2008	01-Sep-2006	CA	80.00	102,400.00	101,900.35	01-Mar-2008	11	9.750%	10,198.20
1	0122259666	Aug-2008	01-Oct-2006	CA	55.69	181,000.00	180,645.29	01-Apr-2007	22	8.875%	29,203.06
1	0122260326	Feb-2009	01-Sep-2006	CA	90.00	342,000.00	339,627.12	01-Nov-2007	15	6.650%	29,477.64
1	0122260698	Feb-2009	01-Oct-2006	CA	82.26	269,000.00	267,079.98	01-Sep-2008	5	8.650%	12,686.22
1	0122260805	Apr-2008	01-Oct-2006	FL	85.00	221,000.00	218,661.25	01-Nov-2007	15	7.600%	22,060.23
1	0122263346	Feb-2008	01-Oct-2006	NJ	75.00	90,000.00	89,543.97	01-Jun-2007	20	9.000%	13,863.45
1	0122263692	Jan-2009	01-Oct-2006	IN	80.00	56,000.00	55,342.14	01-Aug-2008	6	9.750%	3,405.85
1	0122264328	Aug-2008	01-Oct-2006	IL	80.00	204,000.00	201,495.88	01-Apr-2008	10	8.500%	16,055.97
1	0122266166	Apr-2009	01-Sep-2006	AZ	80.00	235,585.00	231,014.09	01-Nov-2008	3	8.375%	8,147.46
1	0122266315	Feb-2009	01-Oct-2006	AZ	70.00	148,400.00	148,301.40	01-Apr-2008	10	7.625%	11,076.32
1	0122266356	Dec-2008	01-Oct-2006	AZ	66.95	160,000.00	159,999.78	01-Jun-2008	8	7.400%	9,680.00
1	0122266539	Apr-2009	01-Oct-2006	AZ	85.00	163,200.00	160,011.82	01-Nov-2008	3	7.850%	4,892.11
1	0122266570	Mar-2009	01-Sep-2006	AZ	65.00	185,250.00	184,628.29	01-Jun-2008	8	8.375%	12,920.90
1	0122266760	Jan-2009	01-Oct-2006	AZ	90.00	208,800.00	208,800.00	01-Sep-2007	17	8.700%	27,422.40
1	0122267131	Apr-2009	01-Oct-2006	AZ	80.00	180,400.00	180,400.00	01-Nov-2008	3	8.550%	6,050.90
1	0122267461	Apr-2009	01-Oct-2006	GA	100.00	162,425.00	177,738.20	01-Oct-2008	4	11.450%	9,720.99
1	0122267693	Oct-2008	01-Oct-2006	WA	90.00	205,200.00	202,251.61	01-Jul-2008	7	8.500%	12,605.62
1	0122268220	Jan-2009	01-Sep-2006	NV	80.00	376,000.00	374,197.46	01-Oct-2007	16	8.000%	42,356.19
1	0122268634	Feb-2009	01-Oct-2006	CA	80.00	396,000.00	392,656.79	01-Jul-2008	7	7.200%	21,269.57
1	0122269673	Oct-2008	01-Oct-2006	IL	82.11	312,000.00	311,133.61	01-Jan-2008	13	10.600%	39,235.86
1	0122269871	Feb-2009	01-Oct-2006	IL	80.00	150,000.00	149,990.05	01-Jul-2008	7	7.075%	7,396.44
1	0122270127	Jul-2008	01-Oct-2006	IL	100.00	150,420.00	150,327.57	01-Feb-2008	12	11.350%	19,023.91
1	0122270713	Jan-2009	01-Oct-2006	AZ	80.00	215,200.00	215,200.00	01-Jul-2008	7	8.000%	12,876.10
1	0122271315	Aug-2008	01-Oct-2006	CA	45.34	209,000.00	207,557.74	01-Jun-2008	8	8.375%	14,314.47
1	0122271455	Dec-2008	01-Oct-2006	CA	80.00	452,000.00	452,000.00	01-May-2008	9	8.600%	34,465.02
1	0122271919	Feb-2009	01-Oct-2006	WA	80.00	186,320.00	184,500.05	01-Oct-2008	4	8.125%	7,797.96
1	0122273410	Mar-2009	01-Oct-2006	MI	77.15	50,150.00	49,550.26	01-Oct-2008	4	10.550%	2,486.72
1	0122274228	Dec-2008	01-Oct-2006	CA	80.00	356,000.00	356,000.00	01-Jun-2008	8	6.300%	17,206.70
1	0122274434	Mar-2009	01-Oct-2006	CA	85.00	391,000.00	389,258.37	01-Oct-2008	4	7.250%	14,348.60
1	0122276355	Nov-2008	01-Oct-2006	ID	80.00	109,200.00	108,766.08	01-Jul-2008	7	8.125%	6,669.72
1	0122277346	Feb-2009	01-Sep-2006	AZ	90.00	211,050.00	209,047.65	01-Oct-2008	4	8.000%	8,531.16
1	0122279748	Feb-2009	01-Oct-2006	MO	90.00	61,200.00	60,563.99	01-Oct-2008	4	10.800%	3,115.35
1	0122279961	Nov-2008	01-Oct-2006	MO	80.00	117,520.00	117,519.16	01-Aug-2008	6	8.000%	6,321.50
1	0122280175	Oct-2008	01-Oct-2006	CA	85.00	397,800.00	395,684.11	01-Jan-2008	13	8.000%	38,056.57
1	0122280688	Nov-2008	01-Sep-2006	FL	80.00	168,000.00	167,997.00	01-Jul-2008	7	8.000%	10,254.82
1	0122281363	Sep-2007	01-Oct-2006	FL	80.00	176,000.00	176,000.00	01-Apr-2007	22	8.125%	26,161.73
1	0122281785	Sep-2008	01-Oct-2006	FL	95.00	166,250.00	165,826.80	01-Apr-2008	10	8.000%	12,427.01

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

23-Apr-2009 10:47:41PM

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
1	0122281918	Jul-2008	01-Oct-2006	FL	78.86	250,001.00	248,508.10	01-Jun-2008	8	8.400%	17,083.75
1	0122281991	Jun-2008	01-Oct-2006	FL	100.00	116,915.00	115,855.32	01-Jan-2008	13	9.100%	12,399.56
1	0122282312	Jan-2009	01-Sep-2006	AZ	80.00	158,400.00	155,791.79	01-Sep-2008	5	8.500%	7,823.71
1	0122284334	Jan-2009	01-Oct-2006	CA	90.00	139,500.00	138,577.29	01-Aug-2008	6	8.250%	7,151.85
1	0122284904	Feb-2009	01-Oct-2006	CA	70.00	382,200.00	380,974.53	01-May-2008	9	8.125%	27,750.60
1	0122284987	Oct-2008	01-Oct-2006	CA	73.53	375,000.00	373,465.72	01-Jul-2008	7	9.750%	25,887.56
1	0122323546	Jun-2008	01-Oct-2006	IL	95.00	204,250.00	202,512.26	01-Dec-2007	14	9.075%	23,044.64
1	0122323611	Jan-2009	01-Oct-2006	ID	90.00	162,000.00	161,916.02	01-Apr-2008	10	8.000%	12,885.77
1	0122324361	Mar-2009	01-Oct-2006	WA	95.00	204,202.00	204,152.10	01-May-2008	9	9.300%	16,468.32
1	0122324775	Mar-2009	01-Sep-2006	CA	79.01	320,000.00	315,057.08	01-Oct-2008	4	9.375%	13,972.34
1	0122325723	Sep-2008	01-Oct-2006	PA	80.00	56,000.00	53,390.26	01-Apr-2008	10	10.700%	5,359.14
1	0122326457	Nov-2007	01-Oct-2006	FL	80.00	252,000.00	251,490.18	01-Jul-2007	19	9.300%	38,737.58
1	0122326614	Jul-2008	01-Oct-2006	FL	95.00	349,600.00	347,636.17	01-Sep-2007	17	9.950%	51,771.33
1	0122512361	Oct-2008	01-Aug-2006	TN	80.00	72,000.00	71,177.87	01-Apr-2008	10	9.400%	6,313.43
1	0122512528	Apr-2008	01-Oct-2006	FL	84.80	352,750.00	351,935.09	01-Mar-2007	23	10.750%	74,767.85
1	0122514474	Aug-2008	01-Sep-2006	TX	80.00	92,000.00	91,186.42	01-Jan-2008	13	9.650%	10,387.70
1	0122515349	Apr-2008	01-Sep-2006	CT	81.30	187,000.00	185,839.36	01-Sep-2007	17	9.875%	27,453.20
1	0122516826	Apr-2009	01-Oct-2006	DC	54.85	178,800.00	175,440.33	01-Sep-2008	5	7.875%	7,528.66
1	0122517790	Aug-2008	01-Oct-2006	CA	84.28	315,200.00	312,266.31	01-Oct-2007	16	7.875%	34,314.43
1	0122517956	Jul-2008	01-Oct-2006	FL	55.56	80,000.00	79,686.33	01-Jul-2007	19	10.750%	14,231.19
1	0122519010	May-2008	01-Oct-2006	ID	80.00	280,000.00	279,087.88	01-Nov-2007	15	8.875%	33,044.81
1	0122520471	Mar-2008	01-Oct-2006	IA	85.00	97,750.00	97,113.49	01-Jul-2007	19	8.300%	13,161.62
1	0122521107	Nov-2008	01-Oct-2006	GA	80.00	92,000.00	91,268.73	01-Sep-2007	17	8.250%	11,126.25
1	0122522188	Jun-2008	01-Oct-2006	MA	64.91	185,000.00	184,171.80	01-Nov-2007	15	8.125%	19,843.71
1	0122702145	Apr-2009	01-Oct-2006	CA	88.00	242,000.00	242,000.00	01-Aug-2008	6	7.350%	11,051.36
1	0122702368	Nov-2008	01-Nov-2006	CA	76.14	335,000.00	335,000.00	01-Sep-2008	5	6.675%	12,067.02
1	0122702814	Mar-2009	01-Nov-2006	CA	80.00	308,000.00	308,000.00	01-Oct-2008	4	6.900%	9,856.02
1	0122702905	Jan-2009	01-Nov-2006	CA	75.00	255,000.00	254,993.67	01-Jul-2008	7	9.000%	15,581.14
1	0122702996	Mar-2009	01-Nov-2006	CA	84.91	484,000.00	474,325.01	01-Aug-2008	6	6.900%	20,168.32
1	0122704299	Feb-2009	01-Nov-2006	MD	80.00	304,000.00	299,844.12	01-Jul-2008	7	9.250%	19,061.63
1	0122704620	Oct-2008	01-Nov-2006	FL	80.00	220,800.00	219,970.70	01-May-2008	9	9.625%	18,265.15
1	0122704737	Feb-2009	01-Nov-2006	MD	90.00	342,000.00	340,808.70	01-Mar-2008	11	9.350%	32,630.60
1	0122705015	Dec-2008	01-Nov-2006	CA	79.97	265,500.00	261,005.26	01-Jun-2008	8	8.000%	15,487.75
1	0122705049	Apr-2009	01-Oct-2006	CA	90.00	265,500.00	265,500.00	01-Oct-2007	16	8.400%	32,258.16
1	0122705122	Dec-2008	01-Oct-2006	CA	85.00	199,750.00	198,855.89	01-Jun-2008	8	9.350%	14,651.32
1	0122705197	Dec-2008	01-Nov-2006	CA	71.51	307,500.00	305,622.09	01-Sep-2008	5	9.875%	16,435.14
1	0122705239	Mar-2009	01-Nov-2006	CA	80.00	208,000.00	206,767.75	01-Oct-2008	4	9.000%	8,781.94
1	0122705346	Oct-2008	01-Nov-2006	CA	95.00	201,400.00	201,387.02	01-Mar-2008	11	9.000%	16,920.70
1	0122705841	Oct-2008	01-Nov-2006	MN	70.00	250,600.00	259,695.79	01-Jun-2008	8	9.450%	19,316.66
1	0122706260	Mar-2009	01-Nov-2006	IL	85.00	106,250.00	105,788.39	01-Apr-2008	10	8.800%	8,767.58

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

23-Apr-2009 10:47:41PM

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
1	0122706674	Apr-2009	01-Nov-2006	IL	80.00	96,000.00	100,540.43	01-Nov-2008	3	8.300%	3,262.51
1	0122706823	Nov-2008	01-Nov-2006	IL	95.00	142,500.00	141,916.61	01-Jul-2008	7	9.575%	9,650.81
1	0122706930	Feb-2009	01-Nov-2006	IL	80.00	140,400.00	138,008.54	01-Sep-2008	5	8.000%	6,023.27
1	0122707383	Feb-2009	01-Nov-2006	CA	51.25	205,000.00	204,243.39	01-May-2008	9	9.250%	14,445.00
1	0122707441	Jan-2009	01-Oct-2006	CA	75.00	300,000.00	297,749.31	01-Jul-2008	7	8.625%	19,251.50
1	0122707565	Jan-2009	01-Nov-2006	FL	80.00	116,000.00	115,383.59	01-Aug-2008	6	8.850%	6,416.99
1	0122707631	Jan-2009	01-Nov-2006	CA	80.00	200,000.00	200,000.00	01-Aug-2008	6	9.000%	11,254.19
1	0122707730	Jan-2008	01-Nov-2006	ME	80.00	202,000.00	201,442.36	01-Apr-2007	22	11.050%	42,306.08
1	0122708183	Nov-2008	01-Oct-2006	NC	64.00	400,000.00	398,475.02	01-Jul-2008	7	9.990%	28,608.57
1	0122708290	Oct-2008	01-Oct-2006	CA	73.21	205,000.00	204,043.89	01-Feb-2008	12	8.400%	18,769.72
1	0122708597	Dec-2008	01-Oct-2006	CA	86.38	298,000.00	295,865.57	01-Jul-2008	7	8.300%	18,322.73
1	0122708605	Jan-2009	01-Oct-2006	FL	75.91	133,000.00	130,822.74	01-Aug-2008	6	8.750%	7,177.21
1	0122708787	Mar-2009	01-Nov-2006	CO	80.00	184,000.00	183,742.56	01-Oct-2008	4	9.125%	7,923.90
1	0122709066	Feb-2009	01-Nov-2006	CA	58.65	217,000.00	215,543.74	01-Jul-2008	7	9.250%	13,373.75
1	0122709207	Apr-2009	01-Nov-2006	CA	83.67	251,000.00	250,999.93	01-Mar-2008	11	9.125%	22,464.58
1	0122709850	Jan-2009	01-Nov-2006	CA	80.00	268,000.00	267,042.55	01-Feb-2008	12	9.500%	27,999.52
1	0122709892	Mar-2008	01-Nov-2006	FL	80.00	292,000.00	288,708.40	01-Nov-2007	15	9.125%	29,134.32
1	0122709983	Feb-2009	01-Nov-2006	CA	73.29	157,500.00	169,543.71	01-Sep-2008	5	8.900%	8,290.74
1	0122710205	Sep-2008	01-Nov-2006	CA	85.00	297,500.00	307,169.20	01-Apr-2008	10	7.990%	22,907.67
1	0122710254	Apr-2008	01-Nov-2006	NJ	85.00	374,000.00	371,256.85	01-Oct-2007	16	8.650%	45,127.50
1	0122710445	Sep-2008	01-Oct-2006	IL	80.00	159,200.00	157,982.46	01-May-2008	9	7.500%	10,611.27
1	0122710510	Aug-2008	01-Oct-2006	IL	70.00	136,500.00	134,901.84	01-Apr-2008	10	8.750%	11,087.45
1	0122710973	Jan-2009	01-Oct-2006	CA	85.00	170,000.00	168,382.32	01-Aug-2008	6	7.125%	7,425.58
1	0122711088	Nov-2008	01-Oct-2006	CA	44.78	206,000.00	204,236.94	01-Dec-2008	2	7.975%	5,086.23
1	0122711302	Nov-2008	01-Nov-2006	CA	85.00	396,100.00	396,099.99	01-Jun-2008	8	7.825%	24,178.60
1	0122711716	Sep-2007	01-Oct-2006	FL	100.00	159,900.00	159,728.94	01-May-2007	21	10.650%	31,023.20
1	0122711914	Jan-2009	01-Nov-2006	CA	77.65	330,000.00	330,000.00	01-Jul-2008	7	9.250%	19,181.25
1	0122711922	Jul-2008	01-Nov-2006	PA	80.00	52,000.00	51,546.32	01-May-2008	9	10.500%	4,713.48
1	0122711963	Mar-2009	01-Nov-2006	VA	80.00	142,400.00	142,400.00	01-Jul-2008	7	8.990%	9,067.32
1	0122712169	Sep-2008	01-Nov-2006	KY	95.00	106,400.00	105,186.04	01-Jan-2008	13	7.600%	9,280.91
1	0122712193	Sep-2008	01-Nov-2006	CA	85.00	323,000.00	322,027.78	01-Aug-2007	18	9.625%	44,250.22
1	0122712813	Apr-2009	01-Nov-2006	PA	80.00	212,000.00	224,051.41	01-Nov-2008	3	7.250%	6,289.62
1	0122712953	Mar-2009	01-Nov-2006	CA	85.00	263,500.00	262,047.32	01-Sep-2008	5	9.125%	13,122.87
1	0122713191	Nov-2008	01-Nov-2006	CA	80.00	374,400.00	373,389.79	01-Jun-2008	8	7.990%	23,290.28
1	0122713233	Mar-2009	01-Nov-2006	CA	73.86	195,000.00	193,857.23	01-Jun-2008	8	8.500%	12,906.59
1	0122713571	Jul-2008	01-Nov-2006	CA	85.00	289,000.00	287,939.32	01-Feb-2008	12	9.250%	28,770.84
1	0122713910	Jan-2009	01-Nov-2006	CA	72.55	370,000.00	369,887.46	01-Jul-2008	7	7.300%	18,864.27
1	0122714306	Oct-2008	01-Nov-2006	CA	54.86	192,000.00	190,925.95	01-Jul-2008	7	9.250%	12,158.08
1	0122714397	Apr-2009	01-Nov-2006	CA	93.10	405,000.00	403,689.92	01-Jun-2008	8	7.500%	23,529.90
1	0122714504	Dec-2008	01-Nov-2006	CA	70.00	262,500.00	260,874.06	01-Jun-2008	8	7.950%	16,171.17

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

23-Apr-2009 10:47:41PM

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
1	0122714769	Oct-2008	01-Nov-2006	CO	89.17	214,000.00	225,040.51	01-Mar-2008	11	7.450%	16,856.56
1	0122716178	Apr-2009	01-Nov-2006	CA	65.00	162,500.00	161,387.77	01-Nov-2008	3	8.450%	5,342.74
1	0122716327	Jan-2008	01-Nov-2006	FL	80.00	192,000.00	190,927.34	01-Jul-2007	19	9.625%	27,660.54
1	0122716525	Dec-2008	01-Nov-2006	CT	80.00	152,000.00	151,557.20	01-Jul-2008	7	7.925%	8,434.72
1	0122716939	Jan-2009	01-Nov-2006	CT	100.00	279,900.00	278,175.15	01-Sep-2008	5	8.500%	12,969.96
1	0122716947	Mar-2009	01-Nov-2006	CT	80.00	183,200.00	181,391.28	01-Nov-2007	15	9.125%	19,454.59
1	0122717069	Jan-2009	01-Nov-2006	HI	62.50	300,000.00	290,027.27	01-Sep-2008	5	6.750%	10,539.20
1	0122717143	Apr-2008	01-Nov-2006	HI	80.00	492,000.00	486,845.69	01-Oct-2007	16	6.900%	46,366.13
1	0122717168	Feb-2009	01-Nov-2006	HI	69.51	285,000.00	282,056.53	01-Oct-2008	4	9.000%	11,979.62
1	0122717358	Feb-2009	01-Nov-2006	HI	100.00	358,000.00	355,255.31	01-Jul-2008	7	9.925%	25,112.16
1	0122717556	Apr-2009	01-Nov-2006	CT	85.00	270,300.00	263,276.42	01-Nov-2008	3	8.000%	8,214.02
1	0122717572	Jul-2008	01-Nov-2006	NY	86.86	373,500.00	372,211.79	01-Feb-2008	12	8.250%	31,449.26
1	0122717903	Apr-2009	01-Nov-2006	NY	94.14	273,000.00	271,213.00	01-Oct-2008	4	8.450%	10,772.56
1	0122717929	Jan-2008	01-Nov-2006	NY	74.94	311,000.00	310,977.48	01-Jun-2007	20	7.990%	42,702.44
1	0122718000	Apr-2009	01-Nov-2006	NY	57.02	266,000.00	263,821.08	01-Sep-2008	5	9.375%	13,234.67
1	0122718299	Mar-2008	01-Nov-2006	NY	80.00	432,000.00	431,276.61	01-Nov-2007	15	8.050%	46,077.04
1	0122718919	Oct-2008	01-Nov-2006	NV	80.00	124,848.00	124,553.76	01-Jun-2008	8	9.375%	8,802.33
1	0122718943	Apr-2009	01-Oct-2006	CA	95.00	399,000.00	394,629.08	01-Nov-2008	3	6.900%	10,513.71
1	0122719313	Mar-2009	01-Oct-2006	CA	90.00	364,500.00	358,648.82	01-Feb-2008	12	6.500%	24,937.43
1	0122719404	Jan-2009	01-Nov-2006	CA	95.00	192,850.00	192,850.00	01-Feb-2008	12	8.000%	16,881.69
1	0122719503	Jul-2008	01-Nov-2006	FL	80.00	197,600.00	197,600.00	01-Nov-2007	15	9.375%	20,524.11
1	0122719800	Apr-2009	01-Nov-2006	CA	75.56	170,000.00	168,689.81	01-Nov-2008	3	9.000%	5,971.32
1	0122719974	Nov-2008	01-Nov-2006	FL	80.00	224,000.00	222,511.12	01-Jun-2008	8	9.000%	14,774.33
1	0122720113	Aug-2008	01-Nov-2006	CA	80.29	224,800.00	223,445.99	01-Apr-2008	10	9.000%	17,450.59
1	0122720410	Jan-2009	01-Nov-2006	CA	57.08	250,000.00	248,414.09	01-Mar-2008	11	9.000%	20,290.56
1	0122720584	Mar-2009	01-Nov-2006	CA	74.23	193,000.00	191,457.66	01-Aug-2008	6	9.000%	10,326.60
1	0122720618	Jan-2009	01-Nov-2006	NY	80.00	420,000.00	451,673.35	01-Aug-2008	6	9.100%	25,354.63
1	0122720741	Jul-2008	01-Oct-2006	DE	95.00	266,950.00	266,430.76	01-Dec-2007	14	8.050%	26,792.26
1	0122720840	Jan-2009	01-Nov-2006	FL	80.00	328,000.00	323,514.44	01-Aug-2008	6	8.750%	17,750.04
1	0122720881	Dec-2008	01-Nov-2006	NY	80.00	340,000.00	337,559.44	01-Dec-2007	14	9.550%	40,558.43
1	0122720899	Jul-2007	01-Nov-2006	NY	80.00	292,000.00	291,690.16	01-Feb-2007	24	8.300%	49,119.63
1	0122721194	Jan-2009	01-Oct-2006	FL	80.00	144,800.00	144,387.87	01-Aug-2008	6	8.250%	8,088.69
1	0122721202	Oct-2008	01-Nov-2006	FL	80.00	204,400.00	202,903.80	01-Jun-2008	8	9.125%	13,361.12
1	0122721251	Oct-2008	01-Oct-2006	FL	90.00	301,500.00	301,398.09	01-Feb-2008	12	8.000%	26,975.21
1	0122721608	Oct-2008	01-Nov-2006	FL	85.00	161,500.00	160,616.71	01-May-2008	9	9.500%	13,235.63
1	0122721616	Jun-2008	01-Nov-2006	FL	80.00	159,920.00	158,072.01	01-Jan-2008	13	8.875%	14,918.31
1	0122721699	Jan-2009	01-Nov-2006	FL	85.00	153,000.00	151,991.52	01-Aug-2008	6	9.250%	8,756.89
1	0122721749	Jan-2009	01-Nov-2006	FL	80.00	179,992.00	179,992.00	01-Aug-2008	6	9.375%	10,462.02
1	0122722119	Feb-2009	01-Nov-2006	OH	95.00	92,150.00	90,507.21	01-Oct-2008	4	7.875%	3,331.02
1	0122722309	Nov-2007	01-Nov-2006	WI	90.00	171,000.00	170,254.28	01-Jul-2007	19	9.725%	27,338.78

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

23-Apr-2009 10:47:41PM

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
1	0122722523	Oct-2008	01-Nov-2006	WI	100.00	121,000.00	118,831.89	01-May-2008	9	6.625%	6,638.05
1	0122722853	Jan-2009	01-Nov-2006	MN	80.00	216,000.00	214,768.52	01-May-2008	9	8.300%	15,332.14
1	0122722978	Feb-2009	01-Nov-2006	MN	80.00	116,000.00	115,496.12	01-Sep-2008	5	7.800%	4,918.26
1	0122723323	Apr-2009	01-Nov-2006	MN	90.00	211,500.00	209,709.53	01-Apr-2008	10	10.050%	19,969.18
1	0122723646	Apr-2009	01-Nov-2006	MN	95.00	107,350.00	106,096.40	01-Nov-2008	3	10.231%	4,297.19
1	0122724180	Feb-2009	01-Nov-2006	CA	81.87	218,600.00	217,117.19	01-Aug-2008	6	8.625%	11,518.01
1	0122724347	Apr-2009	01-Nov-2006	CA	50.67	228,000.00	225,309.09	01-Oct-2008	4	9.000%	9,569.42
1	0122724362	Mar-2008	01-Oct-2006	FL	75.00	232,500.00	232,137.98	01-Mar-2007	23	8.400%	38,077.16
1	0122724545	Mar-2009	01-Nov-2006	AZ	50.00	89,000.00	88,047.02	01-Oct-2008	4	9.375%	3,904.81
1	0122724628	Mar-2009	01-Nov-2006	HI	90.00	459,000.00	459,000.00	01-Oct-2008	4	9.250%	20,081.28
1	0122724867	Nov-2008	01-Nov-2006	NC	90.00	346,016.00	344,341.56	01-Jul-2008	7	9.000%	21,929.33
1	0122724974	Dec-2008	01-Nov-2006	CA	85.00	310,250.00	308,976.97	01-Jul-2008	7	6.990%	15,026.71
1	0122725161	Oct-2008	01-Nov-2006	FL	80.00	240,800.00	239,419.12	01-Apr-2008	10	7.850%	17,563.81
1	0122725419	Oct-2008	01-Nov-2006	CA	79.96	208,700.00	207,653.48	01-Feb-2008	12	9.375%	19,360.95
1	0122725641	Apr-2009	01-Nov-2006	WA	95.00	285,000.00	284,999.98	01-Oct-2008	4	7.990%	10,673.22
1	0122725724	Apr-2009	01-Nov-2006	FL	100.00	355,000.00	355,000.00	01-Nov-2008	3	8.550%	11,907.30
1	0122725997	Mar-2009	01-Nov-2006	NJ	80.00	204,000.00	202,801.90	01-Jan-2008	13	7.050%	16,555.21
1	0122726045	Dec-2008	01-Nov-2006	NJ	90.00	58,500.00	58,173.11	01-Oct-2007	16	9.975%	8,231.79
1	0122726102	Feb-2009	01-Nov-2006	MD	95.00	235,600.00	231,775.89	01-Aug-2008	6	7.875%	11,362.98
1	0122726334	Apr-2009	01-Nov-2006	NJ	95.00	286,900.00	285,216.81	01-Nov-2008	3	8.990%	10,084.25
1	0122726359	Feb-2009	01-Nov-2006	NJ	95.00	342,000.00	341,571.49	01-Oct-2008	4	8.500%	13,662.84
1	0122726771	Nov-2008	01-Nov-2006	NJ	93.56	308,750.00	305,023.95	01-Jul-2008	7	9.125%	19,680.50
1	0122726979	Nov-2007	01-Nov-2006	NJ	85.00	233,750.00	232,445.44	01-Jul-2007	19	8.525%	32,423.39
1	0122727175	Nov-2008	01-Nov-2006	IN	90.00	45,000.00	44,360.27	01-Jul-2008	7	8.300%	2,587.27
1	0122727316	Jan-2009	01-Nov-2006	IL	85.00	119,000.00	117,609.23	01-Sep-2008	5	9.775%	6,352.22
1	0122727373	Apr-2009	01-Nov-2006	IL	80.00	116,000.00	115,663.39	01-Nov-2008	3	8.440%	3,825.56
1	0122727480	Dec-2008	01-Nov-2006	IL	90.00	160,200.00	157,383.41	01-May-2008	9	8.775%	11,894.66
1	0122727522	Feb-2009	01-Nov-2006	IL	80.00	164,000.00	162,767.31	01-Sep-2008	5	7.850%	6,971.32
1	0122727621	Nov-2008	01-Nov-2006	IL	95.00	389,500.00	389,500.00	01-Apr-2008	10	8.550%	31,354.80
1	0122727662	Oct-2008	01-Nov-2006	IL	80.00	108,000.00	107,318.10	01-Jun-2008	8	8.125%	6,728.35
1	0122728199	Apr-2009	01-Oct-2006	MI	85.00	85,000.00	84,426.31	01-Nov-2008	3	8.650%	2,865.30
1	0122728363	Nov-2007	01-Nov-2006	OH	85.00	80,750.00	80,313.11	01-Jul-2007	19	8.700%	11,450.81
1	0122728454	Oct-2008	01-Nov-2006	OH	85.00	69,700.00	69,103.72	01-May-2008	9	10.850%	6,545.29
1	0122728629	Nov-2008	01-Nov-2006	VA	95.00	149,150.00	147,278.60	01-May-2008	9	8.400%	10,626.46
1	0122728991	Apr-2009	01-Nov-2006	AZ	80.00	132,000.00	132,000.00	01-Oct-2008	4	8.875%	5,527.50
1	0122729627	Nov-2008	01-Nov-2006	NC	100.00	139,000.00	137,817.30	01-Jul-2008	7	10.865%	10,693.95
1	0122729908	Oct-2008	01-Oct-2006	CA	75.00	285,000.00	283,159.10	01-May-2008	9	7.800%	18,914.46
1	0122730161	Feb-2009	01-Nov-2006	CA	85.00	357,000.00	357,000.00	01-Sep-2008	5	7.990%	15,597.96
1	0122730286	Mar-2009	01-Nov-2006	CA	89.84	336,000.00	336,000.00	01-Dec-2007	14	8.000%	29,015.00
1	0122730310	Mar-2009	01-Nov-2006	CA	90.00	337,500.00	334,372.61	01-Oct-2008	4	8.125%	12,737.43

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

23-Apr-2009 10:47:41PM

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
1	0122730336	Feb-2009	01-Nov-2006	CA	78.43	400,000.00	399,999.70	01-Sep-2008	5	5.990%	12,810.00
1	0122730377	Sep-2008	01-Nov-2006	CA	97.97	338,000.00	333,985.45	01-Apr-2008	10	8.375%	26,195.78
1	0122730583	Dec-2008	01-Nov-2006	CA	68.85	210,000.00	206,467.62	01-Jul-2008	7	9.000%	12,841.01
1	0122730831	Apr-2009	01-Nov-2006	CA	76.96	200,100.00	198,625.25	01-Sep-2008	5	5.600%	5,902.99
1	0122730906	Feb-2009	01-Nov-2006	CA	90.00	396,000.00	395,894.80	01-Aug-2008	6	9.000%	21,287.56
1	0122730914	Aug-2008	01-Nov-2006	CA	95.00	285,000.00	285,000.00	01-Apr-2008	10	8.350%	22,372.56
1	0122730997	Mar-2009	01-Nov-2006	CA	56.11	202,000.00	200,076.33	01-Oct-2008	4	9.000%	8,497.73
1	0122731375	Jan-2009	01-Oct-2006	IL	80.00	135,200.00	133,335.23	01-Aug-2008	6	8.950%	7,493.50
1	0122731607	Jan-2009	01-Nov-2006	IL	33.33	35,000.00	34,598.17	01-Jun-2008	8	9.150%	2,486.78
1	0122731748	Oct-2008	01-Nov-2006	IL	80.00	158,400.00	157,585.04	01-May-2008	9	8.675%	11,792.54
1	0122732563	Jan-2009	01-Nov-2006	AZ	76.01	320,000.00	318,944.55	01-Jun-2008	8	6.990%	17,249.60
1	0122732696	Nov-2008	01-Oct-2006	TN	80.00	113,196.00	112,380.63	01-Jul-2008	7	7.775%	6,122.91
1	0122732944	Oct-2008	01-Nov-2006	CA	80.00	340,000.00	337,464.33	01-Aug-2008	6	9.125%	18,554.02
1	0122732985	Mar-2009	01-Nov-2006	AZ	80.00	160,000.00	160,000.00	01-Jul-2008	7	6.900%	7,679.97
1	0122733694	Oct-2008	01-Nov-2006	WA	80.00	308,800.00	304,795.66	01-Jun-2008	8	9.500%	21,775.02
1	0122733850	Apr-2009	01-Nov-2006	WA	95.00	362,900.00	362,814.16	01-Nov-2008	3	9.250%	13,227.60
1	0122734866	Mar-2009	01-Nov-2006	MI	80.00	97,600.00	95,950.22	01-Oct-2008	4	9.125%	4,131.08
1	0122735103	Jan-2009	01-Nov-2006	MI	80.00	72,000.00	71,077.94	01-Nov-2008	3	9.850%	2,765.90
1	0122735509	Jan-2009	01-Nov-2006	CA	76.94	178,500.00	175,010.80	01-Aug-2008	6	6.900%	7,441.55
1	0122735541	Jan-2009	01-Nov-2006	NV	80.00	180,752.00	178,606.00	01-Sep-2008	5	8.875%	8,490.61
1	0122736044	Feb-2009	01-Nov-2006	UT	80.00	232,000.00	231,980.00	01-Oct-2008	4	9.125%	10,004.10
1	0122736069	Nov-2008	01-Oct-2006	ID	85.00	131,750.00	131,199.02	01-Sep-2008	5	10.000%	7,266.34
1	0122736143	Mar-2009	01-Nov-2006	ID	90.00	84,600.00	84,165.82	01-Oct-2008	4	9.300%	3,701.09
1	0122736176	Oct-2008	01-Nov-2006	ID	85.00	61,200.00	60,683.28	01-Feb-2008	12	9.450%	6,312.19
1	0122737059	Mar-2008	01-Nov-2006	UT	100.00	121,500.00	121,323.10	01-Aug-2007	18	10.400%	19,987.68
1	0122737364	Jul-2008	01-Nov-2006	CA	64.98	336,600.00	336,600.00	01-Sep-2008	5	6.800%	12,370.05
1	0122737471	Mar-2009	01-Nov-2006	CA	70.00	185,500.00	183,025.18	01-Oct-2008	4	9.350%	8,086.18
1	0122737539	Dec-2008	01-Nov-2006	CA	60.00	300,000.00	298,300.42	01-Jul-2008	7	9.000%	18,585.31
1	0122737737	Mar-2009	01-Dec-2006	NC	80.00	108,000.00	106,197.43	01-Sep-2008	5	9.750%	5,364.20
1	0122737935	Dec-2008	01-Oct-2006	CA	65.71	230,000.00	228,307.72	01-Jul-2008	7	7.700%	12,310.48
1	0122738255	Dec-2008	01-Nov-2006	CA	80.00	372,000.00	370,256.96	01-Mar-2008	11	9.250%	33,040.44
1	0122738354	Sep-2008	01-Nov-2006	AZ	77.30	361,000.00	358,365.30	01-Jan-2008	13	8.125%	29,009.86
1	0122738669	Jan-2009	01-Nov-2006	WA	80.00	89,600.00	89,544.44	01-Jul-2008	7	9.000%	5,225.28
1	0122738974	Mar-2009	01-Oct-2006	MO	90.00	115,200.00	112,269.50	01-Oct-2008	4	8.950%	4,758.73
1	0122739055	Mar-2009	01-Nov-2006	MS	84.44	38,000.00	37,259.77	01-Oct-2008	4	9.375%	1,650.81
1	0122739865	Nov-2008	01-Nov-2006	FL	80.00	176,753.00	176,716.82	01-Jun-2008	8	9.500%	12,812.07
1	0122739907	Mar-2008	01-Nov-2006	FL	65.00	86,450.00	85,887.82	01-Nov-2007	15	9.875%	11,179.95
1	0122739949	Jun-2008	01-Nov-2006	MD	79.66	235,000.00	233,200.63	01-Jan-2008	13	9.900%	27,298.00
1	0122739956	Mar-2008	01-Oct-2006	FL	85.00	178,500.00	178,015.89	01-Nov-2007	15	9.500%	22,658.10
1	0122740012	Nov-2008	01-Nov-2006	FL	90.00	258,300.00	254,332.44	01-May-2008	9	7.350%	15,899.03

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

23-Apr-2009 10:47:41PM

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

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
1	0122740079	Nov-2008	01-Nov-2006	FL	80.00	167,200.00	181,380.75	01-Jul-2008	7	6.950%	8,740.43
1	0122740244	Nov-2008	01-Nov-2006	FL	90.00	180,900.00	179,044.02	01-Apr-2008	10	9.000%	14,925.04
1	0122740616	Jan-2009	01-Nov-2006	FL	75.00	322,500.00	334,280.15	01-Aug-2008	6	8.800%	18,452.32
1	0122740640	Dec-2008	01-Nov-2006	FL	89.36	210,000.00	210,000.00	01-Jun-2008	8	7.425%	12,118.80
1	0122740673	Jan-2009	01-Nov-2006	FL	75.00	143,250.00	143,250.00	01-Sep-2008	5	9.000%	6,962.56
1	0122740988	Mar-2009	01-Nov-2006	FL	71.00	269,800.00	267,572.51	01-Oct-2008	4	7.950%	9,958.32
1	0122741044	Jan-2008	01-Nov-2006	FL	66.37	89,600.00	88,982.53	01-Jun-2007	20	9.000%	11,201.50
1	0122741101	Aug-2008	01-Nov-2006	FL	95.00	171,000.00	170,657.59	01-Apr-2008	10	9.000%	14,198.51
1	0122741200	Apr-2008	01-Nov-2006	FL	90.00	304,200.00	303,819.95	01-Apr-2007	22	9.150%	52,423.94
1	0122741499	Oct-2008	01-Nov-2006	AZ	80.00	216,000.00	216,000.00	01-May-2008	9	8.000%	13,860.00
1	0122741507	Mar-2009	01-Nov-2006	AZ	81.43	228,000.00	227,999.50	01-Sep-2008	5	8.350%	10,440.50
1	0122741549	Mar-2009	01-Nov-2006	AZ	86.63	162,000.00	162,000.00	01-Oct-2008	4	8.000%	6,091.88
1	0122741754	Nov-2008	01-Nov-2006	NM	80.00	119,200.00	119,139.85	01-Jul-2008	7	8.875%	7,409.14
1	0122741861	Apr-2009	01-Nov-2006	AZ	75.96	178,500.00	177,306.98	01-Nov-2008	3	9.375%	6,553.57
1	0122741960	Jan-2009	01-Nov-2006	AZ	80.00	167,920.00	167,920.00	01-Aug-2008	6	7.000%	7,276.48
1	0122742257	Mar-2009	01-Nov-2006	AZ	70.00	154,000.00	151,679.05	01-Jul-2008	7	9.875%	9,924.85
1	0122742307	Oct-2008	01-Nov-2006	AZ	90.00	203,400.00	203,320.42	01-Jun-2008	8	9.390%	15,062.60
1	0122742398	Mar-2008	01-Nov-2006	NM	100.00	125,000.00	124,816.66	01-Aug-2007	18	10.375%	20,511.10
1	0122742612	Jan-2009	01-Nov-2006	CA	79.82	273,000.00	270,917.20	01-Jun-2008	8	9.000%	17,534.26
1	0122742760	Dec-2008	01-Nov-2006	CA	69.08	181,000.00	180,178.74	01-May-2008	9	9.250%	14,133.18
1	0122743156	Apr-2009	01-Nov-2006	CA	92.67	278,000.00	276,596.25	01-Apr-2008	10	8.290%	21,510.51
1	0122743321	Jun-2008	01-Nov-2006	IL	85.00	225,250.00	224,338.93	01-Feb-2008	12	8.750%	21,352.24
1	0122743362	Oct-2008	01-Nov-2006	CA	80.00	288,000.00	286,495.17	01-Apr-2008	10	9.250%	23,668.47
1	0122743685	Apr-2009	01-Nov-2006	PA	45.65	152,000.00	180,459.06	01-Nov-2008	3	9.200%	6,088.96
1	0122744014	Apr-2009	01-Nov-2006	IL	80.00	145,600.00	143,027.39	01-Nov-2008	3	8.150%	4,551.78
1	0122744089	Mar-2008	01-Nov-2006	IL	100.00	227,000.00	227,000.00	01-Nov-2007	15	9.600%	29,264.14
1	0122744360	Jan-2009	01-Nov-2006	IL	85.00	352,750.00	351,361.18	01-Sep-2008	5	8.125%	15,540.80
1	0122744618	Jan-2009	01-Nov-2006	NV	65.00	143,000.00	142,429.31	01-Sep-2008	5	10.000%	7,888.33
1	0122745417	Jan-2009	01-Nov-2006	CA	75.00	356,250.00	354,142.93	01-Aug-2008	6	9.875%	21,288.73
1	0122745458	Oct-2008	01-Nov-2006	CA	88.17	343,000.00	342,676.53	01-May-2008	9	9.000%	24,594.19
1	0122745706	Jan-2008	01-Nov-2006	PA	67.87	75,001.00	74,279.66	01-Aug-2007	18	9.000%	8,295.53
1	0122746449	Jan-2009	01-Nov-2006	PA	80.00	280,000.00	276,879.71	01-Nov-2007	15	6.950%	25,111.83
1	0122746647	Nov-2007	01-Nov-2006	FL	80.00	126,400.00	126,202.43	01-Jul-2007	19	9.800%	20,500.24
1	0122746662	Jan-2009	01-Nov-2006	FL	48.39	135,500.00	133,584.07	01-Sep-2008	5	8.825%	6,473.78
1	0122746811	Jan-2008	01-Nov-2006	FL	80.00	109,600.00	109,518.21	01-Sep-2007	17	9.850%	16,202.95
1	0122746993	Jun-2008	01-Nov-2006	FL	80.00	249,600.00	249,181.74	01-Feb-2008	12	9.375%	24,536.84
1	0122747165	Nov-2008	01-Nov-2006	DE	70.00	147,000.00	146,240.94	01-Jul-2008	7	9.375%	9,504.95
1	0122747223	Mar-2009	01-Nov-2006	MD	80.00	212,000.00	212,000.00	01-Oct-2008	4	9.000%	9,032.10
1	0122747652	Nov-2008	01-Nov-2006	MA	60.00	192,000.00	191,169.54	01-Jun-2008	8	9.250%	13,924.55
1	0122902539	Feb-2009	01-Nov-2006	CA	80.00	272,000.00	272,000.00	01-May-2008	9	9.125%	19,465.00

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

23-Apr-2009 10:47:41PM

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

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
1	0122902612	Mar-2009	01-Dec-2006	MD	79.55	203,650.00	200,080.38	01-May-2008	9	6.350%	10,672.52
1	0122902729	Apr-2007	01-Nov-2006	HI	90.00	306,000.00	305,932.96	01-Nov-2006	27	9.250%	62,657.21
1	0122902810	Jan-2009	01-Nov-2006	CA	88.67	360,000.00	360,000.00	01-Aug-2008	6	6.750%	15,000.00
1	0122902869	Jun-2008	01-Nov-2006	CA	85.82	339,000.00	338,364.89	01-Jan-2008	13	9.375%	34,396.48
1	0122903024	Mar-2009	01-Nov-2006	NV	75.00	183,750.00	182,986.96	01-Oct-2008	4	7.350%	6,264.35
1	0122903180	Jan-2009	01-Nov-2006	FL	85.00	280,500.00	275,835.83	01-Aug-2008	6	7.750%	13,292.23
1	0122903610	Jan-2008	01-Dec-2006	IL	90.00	201,600.00	201,040.38	01-Sep-2007	17	8.215%	24,491.94
1	0122903883	Jan-2009	01-Dec-2006	NV	90.00	252,000.00	252,000.00	01-Aug-2008	6	7.990%	12,583.20
1	0122904097	Mar-2009	01-Nov-2006	CA	85.00	348,500.00	346,471.51	01-Sep-2008	5	9.000%	17,078.99
1	0122904105	Mar-2009	01-Nov-2006	AR	75.00	249,000.00	247,131.76	01-Sep-2008	5	9.625%	12,768.63
1	0122904212	Mar-2009	01-Nov-2006	CA	85.81	369,000.00	366,181.24	01-Oct-2008	4	9.000%	15,552.58
1	0122904477	Sep-2008	01-Nov-2006	CA	90.00	399,600.00	393,025.33	01-May-2008	9	9.125%	27,449.82
1	0122904550	Jan-2009	01-Dec-2006	CA	90.00	184,500.00	184,500.00	01-May-2008	9	9.875%	14,356.36
1	0122904824	Feb-2009	01-Nov-2006	CA	65.00	253,500.00	252,935.36	01-Jul-2007	19	9.875%	37,364.45
1	0122904840	Jan-2009	01-Dec-2006	IL	76.92	300,000.00	299,772.42	01-Jun-2007	20	8.450%	43,638.18
1	0122904857	Oct-2008	01-Nov-2006	IL	90.00	139,500.00	139,144.85	01-Jan-2008	13	8.650%	14,163.42
1	0122905128	Apr-2009	01-Nov-2006	AZ	80.00	154,400.00	151,591.55	01-Nov-2008	3	9.375%	5,598.72
1	0122905276	Apr-2009	01-Dec-2006	IL	80.00	184,000.00	181,316.10	01-Jun-2008	8	7.750%	10,913.78
1	0122905383	Dec-2008	01-Nov-2006	CA	61.17	315,000.00	313,240.61	01-Jul-2008	7	9.000%	19,555.46
1	0122905482	Jan-2009	01-Nov-2006	CA	72.80	397,500.00	388,472.66	01-May-2008	9	9.000%	27,046.87
1	0122905631	Mar-2009	01-Dec-2006	DC	93.24	255,000.00	251,260.97	01-Oct-2008	4	8.650%	10,220.71
1	0122905789	Mar-2009	01-Nov-2006	FL	90.00	180,000.00	178,089.48	01-Jun-2008	8	9.500%	13,320.98
1	0122905821	Aug-2008	01-Nov-2006	HI	80.00	176,000.00	175,095.65	01-Mar-2008	11	9.500%	15,509.65
1	0122905961	Dec-2008	01-Nov-2006	IN	95.00	60,040.00	59,595.93	01-Apr-2008	10	10.700%	6,063.30
1	0122906126	Dec-2008	01-Nov-2006	CA	94.75	379,000.00	376,196.67	01-Jul-2008	7	9.375%	23,245.79
1	0122907082	Jan-2009	01-Nov-2006	CT	85.00	116,450.00	116,031.24	01-Apr-2008	10	9.450%	10,372.13
1	0122907223	Feb-2009	01-Nov-2006	CA	69.30	246,000.00	245,969.89	01-Sep-2008	5	9.000%	11,924.38
1	0122907876	Mar-2009	01-Dec-2006	CA	88.79	293,000.00	292,999.96	01-Oct-2008	4	9.875%	13,014.12
1	0122908106	Dec-2008	01-Dec-2006	IL	90.00	54,000.00	53,420.87	01-Jul-2008	7	9.450%	3,577.29
1	0122908221	Jan-2009	01-Dec-2006	CA	75.00	401,250.00	399,403.33	01-May-2008	9	10.125%	32,149.43
1	0122908312	Mar-2009	01-Dec-2006	CA	85.00	223,550.00	222,226.49	01-Oct-2008	4	9.875%	10,275.70
1	0122908403	Mar-2009	01-Oct-2006	CA	79.32	234,000.00	234,000.00	01-Sep-2008	5	8.000%	11,407.50
1	0122908502	Aug-2008	01-Nov-2006	NJ	80.00	316,000.00	311,839.11	01-Apr-2008	10	7.850%	22,818.62
1	0122908841	Mar-2009	01-Nov-2006	HI	80.00	336,000.00	331,427.12	01-May-2008	9	9.000%	24,313.30
1	0122909682	Jan-2009	01-Nov-2006	ID	80.00	80,000.00	79,730.77	01-Sep-2008	5	9.125%	3,922.02
1	0122939408	Jan-2009	01-Nov-2006	NV	75.00	260,250.00	289,666.55	01-Aug-2008	6	8.500%	15,203.21
1	0122939440	Aug-2008	01-Nov-2006	IL	95.00	261,250.00	261,250.00	01-Mar-2008	11	7.700%	20,377.50
1	0122939622	Feb-2009	01-Nov-2006	CA	95.00	285,000.00	282,937.66	01-Sep-2008	5	8.050%	12,448.51
1	0122940125	Mar-2009	01-Dec-2006	CA	95.00	209,000.00	208,139.59	01-Oct-2008	4	8.875%	8,448.42
1	0122940745	Mar-2009	01-Nov-2006	TN	91.51	248,000.00	245,035.95	01-Dec-2007	14	8.300%	25,341.09

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

23-Apr-2009 10:47:41PM

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
1	0122940810	Mar-2009	01-Dec-2006	IL	80.00	128,000.00	126,888.26	01-Oct-2008	4	9.625%	5,693.25
1	0122941560	Jun-2008	01-Dec-2006	CA	90.00	369,000.00	369,000.00	01-Dec-2007	14	8.875%	37,027.60
2	0032844300	Apr-2008	01-Jul-2006	WI	80.00	217,600.00	214,980.78	01-Feb-2008	12	8.875%	20,912.90
2	0033006628	Sep-2008	01-Sep-2006	UT	85.00	195,500.00	193,322.52	01-Feb-2008	12	8.750%	18,645.37
2	0033165747	Apr-2008	01-Nov-2006	FL	80.00	289,600.00	289,509.43	01-Sep-2007	17	8.500%	36,671.14
2	0033230152	Feb-2009	01-Nov-2006	FL	100.00	219,900.00	219,899.33	01-Aug-2008	6	9.375%	12,919.10
2	0033341314	Mar-2009	01-Nov-2006	AZ	100.00	240,000.00	238,462.04	01-Oct-2008	4	9.625%	10,873.90
2	0038146395	Oct-2008	01-Jul-2006	FL	90.00	167,400.00	166,060.19	01-Sep-2007	17	9.375%	23,209.29
2	0038638987	Feb-2009	01-Sep-2006	FL	58.17	121,000.00	119,938.16	01-Oct-2008	4	8.000%	4,493.74
2	0038701595	Mar-2009	01-Nov-2006	FL	100.00	153,609.00	151,402.35	01-Oct-2008	4	9.375%	6,707.87
2	0038741336	Feb-2007	01-Oct-2006	VA	80.00	208,720.00	208,720.00	01-Sep-2006	29	8.875%	42,244.01
2	0038776605	Feb-2009	01-Oct-2006	FL	80.00	168,000.00	167,787.09	01-Aug-2008	6	7.500%	7,830.08
2	0038809216	Dec-2008	01-Oct-2006	CA	80.00	271,200.00	271,200.00	01-Sep-2008	5	8.625%	12,853.75
2	0038835054	Nov-2008	01-Oct-2006	FL	80.00	188,000.00	188,000.00	01-Jun-2008	8	8.500%	12,533.40
2	0038836961	Sep-2008	01-Oct-2006	VA	100.00	152,500.00	151,330.39	01-Oct-2008	4	8.875%	6,332.47
2	0038842993	Mar-2009	01-Oct-2006	MD	64.63	226,200.00	223,289.65	01-Sep-2008	5	7.875%	10,294.77
2	0038906624	Apr-2008	01-Oct-2006	FL	100.00	330,000.00	330,000.00	01-Oct-2007	16	11.250%	53,212.50
2	0038916540	Apr-2009	01-Oct-2006	PA	80.00	220,000.00	219,340.73	01-Nov-2008	3	7.875%	7,106.94
2	0038938924	Nov-2007	01-Dec-2006	NJ	100.00	277,500.00	277,220.59	01-Apr-2007	22	10.250%	49,542.79
2	0038940060	Jan-2008	01-Nov-2006	NY	69.13	425,000.00	425,000.00	01-Aug-2007	18	8.625%	52,593.82
2	0038950267	Jun-2008	01-Nov-2006	FL	80.00	138,320.00	138,320.00	01-Jan-2008	13	8.375%	13,226.88
2	0038954319	Feb-2009	01-Oct-2006	IN	80.00	135,520.00	133,045.38	01-Sep-2008	5	7.750%	6,028.93
2	0038955753	Aug-2008	01-Oct-2006	CA	80.00	300,000.00	297,910.20	01-Mar-2008	11	7.625%	23,682.90
2	0038991618	Dec-2008	01-Oct-2006	FL	75.00	262,500.00	260,480.63	01-Sep-2008	5	7.875%	11,846.39
2	0038993051	Feb-2009	01-Nov-2006	IA	94.94	79,750.00	78,033.09	01-Sep-2008	5	9.375%	4,032.07
2	0039010657	Feb-2009	01-Oct-2006	NY	73.17	600,000.00	598,377.39	01-May-2007	21	7.500%	82,567.20
2	0039043674	Jun-2007	01-Oct-2006	FL	80.00	206,400.00	206,400.00	01-Jan-2007	25	8.500%	37,152.00
2	0039057708	Nov-2007	01-Nov-2006	FL	80.00	200,000.00	199,525.16	01-May-2007	21	8.625%	27,785.20
2	0039078167	Feb-2009	01-Nov-2006	FL	80.00	144,000.00	144,000.00	01-Aug-2008	6	8.375%	7,320.00
2	0039094073	Dec-2008	01-Nov-2006	FL	80.00	176,800.00	176,734.38	01-Jul-2008	7	8.500%	10,604.48
2	0039138599	May-2008	01-Nov-2006	MD	80.00	312,000.00	311,238.72	01-Sep-2007	17	9.000%	41,796.07
2	0039181482	Oct-2008	01-Nov-2006	FL	90.00	296,100.00	293,113.02	01-Jun-2008	8	9.750%	22,536.53
2	0039190830	Apr-2009	01-Nov-2006	CA	80.00	360,000.00	356,706.07	01-Nov-2008	3	9.500%	13,370.46
2	0039228648	Mar-2009	01-Nov-2006	FL	80.00	353,000.00	352,997.00	01-Oct-2008	4	8.375%	13,899.24
2	0039246384	Feb-2009	01-Nov-2006	FL	80.00	565,780.00	565,780.00	01-Dec-2006	26	8.375%	101,368.90
2	0039319132	Mar-2009	01-Dec-2006	VA	90.00	121,320.00	120,131.93	01-Feb-2008	12	9.750%	11,670.13
2	0039356605	Apr-2008	01-Dec-2006	FL	80.00	200,000.00	199,511.27	01-Jun-2007	20	7.375%	25,048.04
2	0119991610	Dec-2007	01-May-2006	FL	80.00	184,000.00	183,957.46	01-Jun-2007	20	10.625%	34,096.14
2	0119996916	Apr-2009	01-May-2006	FL	80.00	165,600.00	162,846.53	01-Feb-2008	12	9.875%	16,648.26
2	0119997807	Apr-2009	01-May-2006	FL	80.00	216,000.00	211,933.40	01-Apr-2008	10	9.750%	18,835.53

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

23-Apr-2009 10:47:41PM

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	0121798441	Oct-2008	01-Aug-2006	ID	84.49	133,500.00	132,699.41	01-Apr-2008	10	8.250%	10,266.31
2	0121802409	Aug-2008	01-Aug-2006	OR	89.74	157,500.00	155,696.93	01-Mar-2008	11	9.125%	14,491.69
2	0121803233	Jun-2008	01-Aug-2006	FL	83.54	320,800.00	317,245.85	01-Oct-2007	16	7.750%	34,261.82
2	0121805428	Sep-2008	01-Aug-2006	CT	85.00	174,250.00	178,732.92	01-Apr-2008	10	8.875%	14,912.38
2	0121806277	Apr-2009	01-Aug-2006	NY	86.67	208,000.00	208,000.00	01-Oct-2007	16	7.875%	23,009.94
2	0121806681	Sep-2008	01-Aug-2006	FL	90.00	346,500.00	341,433.96	01-Feb-2008	12	7.375%	27,227.48
2	0121809198	Jul-2008	01-Aug-2006	NV	89.00	189,570.00	187,474.46	01-Dec-2007	14	8.500%	19,890.02
2	0121811434	Oct-2008	01-Aug-2006	MS	84.27	75,000.00	74,552.10	01-Apr-2008	10	12.500%	8,929.95
2	0121816755	Jul-2008	01-Aug-2006	CA	80.00	240,000.00	238,911.36	01-Jan-2008	13	8.650%	24,291.48
2	0122230196	Apr-2009	01-Sep-2006	CA	90.00	531,000.00	531,000.00	01-Nov-2008	3	7.150%	14,978.65
2	0122231921	Jan-2009	01-Oct-2006	UT	90.00	171,000.00	168,215.89	01-Sep-2008	5	8.525%	8,573.66
2	0122232614	Nov-2008	01-Oct-2006	VA	70.90	190,000.00	189,292.75	01-Jun-2008	8	9.900%	14,814.68
2	0122233539	Oct-2008	01-Oct-2006	MD	85.00	531,250.00	531,250.00	01-Mar-2008	11	7.675%	41,293.72
2	0122235005	Nov-2008	01-Sep-2006	IL	80.00	336,000.00	335,996.96	01-Jul-2008	7	9.800%	23,435.82
2	0122235260	Nov-2008	01-Oct-2006	IL	95.00	177,650.00	174,865.84	01-Sep-2008	5	9.100%	8,754.75
2	0122236185	Sep-2008	01-Oct-2006	IL	90.00	279,000.00	277,452.34	01-Jul-2008	7	8.700%	17,044.23
2	0122236383	Aug-2008	01-Oct-2006	IL	80.00	152,000.00	151,218.99	01-May-2007	21	9.750%	26,650.24
2	0122236607	Feb-2009	01-Oct-2006	CA	80.00	206,880.00	206,880.00	01-Nov-2008	3	7.550%	6,077.10
2	0122237092	Mar-2009	01-Oct-2006	CA	100.00	439,000.00	438,999.07	01-May-2008	9	7.850%	30,181.17
2	0122237316	Feb-2009	01-Oct-2006	CA	95.00	412,300.00	410,344.83	01-Dec-2007	14	8.650%	44,497.05
2	0122237415	Apr-2008	01-Oct-2006	HI	80.00	724,000.00	721,091.13	01-Dec-2007	14	8.400%	79,298.86
2	0122237597	Sep-2008	01-Oct-2006	FL	60.00	75,001.00	74,150.89	01-Apr-2008	10	9.225%	6,447.53
2	0122237936	Oct-2008	01-Oct-2006	ME	90.00	436,500.00	432,074.28	01-May-2008	9	9.725%	36,433.02
2	0122238355	Mar-2009	01-Sep-2006	CA	65.56	1,500,000.00	1,499,540.41	01-Nov-2008	3	7.775%	46,298.31
2	0122238504	Apr-2009	01-Oct-2006	CA	76.88	634,270.00	627,906.33	01-Nov-2008	3	8.000%	21,703.95
2	0122238975	Feb-2009	01-Sep-2006	MD	80.00	348,000.00	346,441.95	01-Mar-2008	11	8.900%	32,733.55
2	0122239239	Feb-2009	01-Oct-2006	FL	80.00	235,200.00	231,762.08	01-Oct-2008	4	9.200%	10,065.21
2	0122239775	Jan-2009	01-Oct-2006	FL	53.33	80,000.00	78,374.43	01-Aug-2008	6	8.375%	4,413.80
2	0122241359	Apr-2009	01-Oct-2006	NJ	70.00	308,000.00	307,311.37	01-Jun-2007	20	8.600%	45,506.46
2	0122241664	Apr-2009	01-Sep-2006	AZ	80.00	152,000.00	151,776.10	01-Nov-2008	3	8.875%	5,438.64
2	0122242886	Jan-2009	01-Sep-2006	CA	86.21	450,000.00	447,082.07	01-Jun-2008	8	8.150%	28,459.65
2	0122244866	Nov-2008	01-Oct-2006	CA	80.00	1,000,000.00	993,194.06	01-Jun-2008	8	7.800%	61,316.01
2	0122246713	Dec-2008	01-Oct-2006	CO	85.00	136,000.00	134,789.69	01-Feb-2008	12	9.650%	14,335.43
2	0122247364	Oct-2008	01-Oct-2006	IN	85.00	65,450.00	64,922.61	01-May-2008	9	7.000%	4,184.34
2	0122247513	Apr-2009	01-Oct-2006	MI	90.00	187,200.00	183,999.26	01-Nov-2008	3	8.500%	6,431.33
2	0122247919	Oct-2008	01-Oct-2006	IN	80.00	44,800.00	44,217.83	01-May-2008	9	8.490%	3,339.53
2	0122248040	Apr-2009	01-Sep-2006	CA	100.00	540,000.00	540,000.00	01-Nov-2008	3	8.300%	17,550.00
2	0122248545	Feb-2009	01-Sep-2006	RI	85.00	327,250.00	324,708.99	01-Sep-2008	5	8.000%	14,191.34
2	0122248768	Dec-2008	01-Oct-2006	CT	70.00	157,500.00	155,388.42	01-Jul-2008	7	8.850%	9,821.23
2	0122249402	Mar-2009	01-Oct-2006	CT	95.00	237,500.00	237,107.70	01-Mar-2008	11	8.990%	21,794.70

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

23-Apr-2009 10:47:41PM

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	0122250327	Jun-2008	01-Oct-2006	NY	85.00	510,000.00	505,259.11	01-Jan-2008	13	8.975%	53,284.19
2	0122250459	Aug-2008	01-Sep-2006	NJ	85.00	335,750.00	361,281.18	01-Apr-2008	10	8.575%	29,058.99
2	0122251135	Nov-2007	01-Oct-2006	NY	80.00	532,800.00	531,039.08	01-Aug-2007	18	7.950%	65,732.89
2	0122251200	Sep-2007	01-Oct-2006	NY	80.00	381,600.00	380,826.71	01-Dec-2006	26	8.000%	65,990.37
2	0122251341	Feb-2009	01-Oct-2006	CT	85.00	321,300.00	319,125.98	01-Oct-2008	4	8.650%	13,627.46
2	0122252075	Mar-2009	01-Oct-2006	NV	75.00	165,000.00	163,037.88	01-Oct-2008	4	8.150%	6,897.65
2	0122254097	Jan-2009	01-Oct-2006	CA	90.00	576,000.00	571,040.33	01-Aug-2008	6	7.650%	27,183.42
2	0122254220	Feb-2009	01-Oct-2006	FL	90.00	163,800.00	163,387.19	01-Jul-2007	19	8.550%	23,626.27
2	0122254287	Apr-2009	01-Oct-2006	AZ	85.00	170,000.00	167,682.71	01-Nov-2008	3	8.590%	5,878.67
2	0122254469	Feb-2008	01-Oct-2006	FL	77.13	236,800.00	235,650.62	01-Sep-2007	17	8.000%	26,465.17
2	0122255151	Dec-2008	01-Oct-2006	CA	79.97	583,000.00	575,768.65	01-Nov-2007	15	8.000%	58,933.18
2	0122255425	Aug-2008	01-Oct-2006	DE	85.00	267,750.00	266,488.25	01-Apr-2008	10	9.100%	22,886.40
2	0122255888	Sep-2008	01-Oct-2006	FL	80.00	212,000.00	211,124.38	01-Nov-2007	15	8.050%	23,392.74
2	0122256050	Aug-2008	01-Oct-2006	FL	80.00	427,200.00	421,408.24	01-Mar-2008	11	8.500%	36,765.78
2	0122256738	Oct-2008	01-Oct-2006	IA	94.92	56,000.00	55,684.71	01-Aug-2007	18	9.500%	8,307.78
2	0122256746	Jan-2008	01-Oct-2006	WI	75.00	165,000.00	164,568.88	01-Jan-2008	13	10.825%	21,217.12
2	0122257389	Mar-2009	01-Oct-2006	MN	90.00	256,500.00	254,523.79	01-Oct-2008	4	8.000%	10,598.36
2	0122257405	Dec-2008	01-Sep-2006	WI	80.00	84,000.00	83,524.87	01-Jul-2008	7	8.800%	5,277.40
2	0122257678	Feb-2009	01-Sep-2006	MN	80.00	197,600.00	195,482.75	01-Nov-2008	3	8.125%	6,695.95
2	0122257819	Jan-2008	01-Oct-2006	MN	90.00	279,000.00	277,255.78	01-Aug-2007	18	8.990%	39,012.29
2	0122261118	Mar-2009	01-Oct-2006	CA	80.00	295,200.00	293,561.31	01-Oct-2008	4	6.990%	9,520.83
2	0122261456	Jan-2009	01-Oct-2006	CA	90.00	481,500.00	481,500.00	01-Aug-2008	6	8.125%	26,713.21
2	0122262934	Mar-2009	01-Oct-2006	NY	77.60	530,000.00	525,660.17	01-Sep-2008	5	7.650%	21,899.67
2	0122263320	Mar-2009	01-Oct-2006	NY	90.00	517,500.00	514,766.87	01-Sep-2008	5	9.200%	26,105.13
2	0122263452	Apr-2008	01-Oct-2006	NJ	95.00	413,250.00	411,736.77	01-Oct-2007	16	8.200%	47,431.29
2	0122265556	Apr-2009	01-Oct-2006	OH	85.00	143,650.00	140,442.65	01-Nov-2008	3	8.175%	4,484.11
2	0122269152	Jun-2008	01-Oct-2006	IL	80.00	480,000.00	480,000.00	01-Feb-2008	12	7.700%	41,340.00
2	0122269251	Jan-2009	01-Oct-2006	IL	90.00	135,000.00	133,122.01	01-Aug-2008	6	9.475%	7,948.55
2	0122271224	Dec-2008	01-Oct-2006	CA	75.00	435,000.00	433,137.18	01-Apr-2008	10	9.050%	37,686.29
2	0122274046	Jan-2009	01-Oct-2006	CA	89.02	596,000.00	596,000.00	01-Aug-2008	6	7.500%	27,813.36
2	0122276769	Dec-2008	01-Oct-2006	CA	87.69	527,000.00	527,000.00	01-Jul-2008	7	8.000%	29,634.97
2	0122276876	Sep-2008	01-Oct-2006	CA	80.00	228,000.00	227,653.35	01-May-2008	9	8.000%	15,864.54
2	0122280324	Jan-2008	01-Sep-2006	FL	80.00	296,000.00	292,733.00	01-Sep-2007	17	8.125%	33,504.94
2	0122280928	Apr-2008	01-Oct-2006	FL	73.57	82,400.00	82,011.08	01-Oct-2007	16	11.175%	13,086.35
2	0122281280	Feb-2009	01-Oct-2006	FL	80.00	167,920.00	167,920.00	01-Sep-2008	5	7.800%	7,150.57
2	0122281421	Sep-2008	01-Oct-2006	FL	90.00	346,500.00	330,403.89	01-Apr-2008	10	8.250%	25,461.65
2	0122281744	Jan-2009	01-Oct-2006	FL	80.00	192,000.00	190,546.33	01-Apr-2008	10	8.000%	14,577.85
2	0122281793	Aug-2008	01-Oct-2006	FL	100.00	292,000.00	289,373.22	01-Dec-2007	14	8.800%	31,864.58
2	0122282130	Feb-2009	01-Oct-2006	NJ	85.00	161,500.00	160,920.69	01-Feb-2008	12	9.250%	16,402.35
2	0122282296	Mar-2009	01-Sep-2006	CA	63.69	535,000.00	534,890.00	01-Jul-2008	7	7.750%	31,424.79

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

23-Apr-2009 10:47:41PM

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	0122282957	Sep-2008	01-Oct-2006	AZ	70.00	168,000.00	167,200.74	01-Jul-2008	7	9.250%	10,962.00
2	0122283021	Jan-2009	01-Oct-2006	FL	80.00	105,600.00	105,242.16	01-Dec-2007	14	8.990%	12,356.46
2	0122283674	Dec-2008	01-Oct-2006	CA	80.00	334,400.00	334,400.00	01-Jul-2008	7	7.800%	18,308.43
2	0122284128	Feb-2009	01-Oct-2006	CA	79.90	628,000.00	628,000.00	01-Aug-2008	6	8.000%	34,095.14
2	0122284847	Dec-2008	01-Oct-2006	CA	93.89	430,000.00	430,000.00	01-Jul-2008	7	8.865%	26,977.14
2	0122323033	Nov-2008	01-Oct-2006	IL	80.00	80,000.00	79,092.33	01-Apr-2008	10	9.100%	6,777.84
2	0122323231	Jan-2009	01-Oct-2006	IL	80.00	290,199.00	286,738.45	01-Jul-2008	7	9.750%	19,846.21
2	0122323819	Feb-2009	01-Oct-2006	NV	85.00	159,800.00	158,524.06	01-Oct-2008	4	8.525%	6,670.20
2	0122324064	Mar-2009	01-Oct-2006	OR	90.00	199,800.00	198,588.33	01-Oct-2008	4	8.875%	8,310.26
2	0122324163	Nov-2008	01-Sep-2006	OR	85.00	197,200.00	196,058.26	01-Jun-2008	8	8.550%	13,822.20
2	0122326259	Nov-2008	01-Oct-2006	PA	85.00	45,050.00	44,582.69	01-Feb-2008	12	8.750%	4,327.79
2	0122326515	Oct-2008	01-Oct-2006	FL	67.57	150,000.00	147,090.05	01-Jun-2008	8	7.490%	8,908.84
2	0122326523	Feb-2009	01-Oct-2006	FL	80.00	46,400.00	46,251.09	01-Jun-2008	8	10.400%	3,812.78
2	0122326853	Jun-2008	01-Oct-2006	DC	75.00	435,000.00	432,528.26	01-Feb-2008	12	9.175%	45,217.21
2	0122327091	Oct-2008	01-Oct-2006	WV	100.00	195,000.00	206,466.68	01-Jun-2008	8	10.900%	17,754.31
2	0122327158	Aug-2008	01-Oct-2006	DE	85.00	77,350.00	76,714.75	01-Feb-2008	12	9.900%	8,383.44
2	0122327232	Dec-2008	01-Oct-2006	MD	63.64	420,000.00	420,000.00	01-Jul-2008	7	6.500%	18,900.00
2	0122514060	Jul-2008	01-Aug-2006	FL	90.00	702,000.00	698,030.41	01-Jan-2008	13	7.875%	64,193.94
2	0122514169	Aug-2008	01-Aug-2006	CA	90.00	567,000.00	562,574.46	01-Oct-2007	16	6.000%	46,191.38
2	0122514649	Mar-2008	01-Sep-2006	FL	88.26	684,000.00	684,000.00	01-Jul-2007	19	8.125%	91,271.25
2	0122514722	Nov-2008	01-Aug-2006	PA	80.00	760,000.00	744,721.31	01-May-2008	9	6.750%	42,450.66
2	0122514912	Aug-2008	01-Sep-2006	FL	70.75	491,000.00	488,713.48	01-Oct-2007	16	7.625%	52,070.30
2	0122515406	Jun-2008	01-Sep-2006	HI	90.00	711,000.00	704,345.40	01-Dec-2007	14	7.500%	65,539.46
2	0122515802	Nov-2008	01-Sep-2006	AZ	79.25	84,000.00	83,981.81	01-May-2008	9	8.625%	6,254.93
2	0122515869	Feb-2009	01-Sep-2006	TN	80.00	108,800.00	107,836.20	01-Sep-2007	17	8.125%	12,931.23
2	0122517030	Aug-2007	01-Oct-2006	FL	65.00	273,000.00	272,571.87	01-Mar-2007	23	8.375%	44,566.87
2	0122517667	Feb-2008	01-Oct-2006	FL	83.46	246,200.00	246,200.00	01-May-2007	21	7.875%	34,801.53
2	0122517949	Sep-2008	01-Oct-2006	FL	80.00	164,000.00	162,034.29	01-Feb-2008	12	7.875%	13,869.04
2	0122518244	Feb-2009	01-Oct-2006	AZ	85.00	117,300.00	117,300.00	01-Jun-2007	20	10.125%	20,698.48
2	0122518517	Mar-2009	01-Oct-2006	VA	90.00	126,999.00	126,711.11	01-Aug-2007	18	9.250%	18,438.95
2	0122521586	Dec-2008	01-Oct-2006	FL	64.99	209,000.00	206,661.59	01-Mar-2008	11	8.880%	18,686.23
2	0122521834	Jul-2008	01-Oct-2006	CA	84.57	592,000.00	592,001.11	01-Oct-2007	16	7.875%	65,490.12
2	0122523079	Aug-2008	01-Oct-2006	FL	62.97	154,900.00	152,989.50	01-Feb-2008	12	7.875%	13,095.04
2	0122701832	Jan-2009	01-Oct-2006	FL	85.00	119,000.00	118,276.94	01-Aug-2008	6	8.550%	6,607.45
2	0122702228	Mar-2009	01-Oct-2006	CA	81.25	650,000.00	639,458.91	01-Oct-2008	4	8.590%	25,818.96
2	0122702251	Feb-2009	01-Oct-2006	CA	72.92	525,000.00	524,329.69	01-Sep-2008	5	6.750%	19,116.33
2	0122702301	Aug-2008	01-Nov-2006	CA	80.00	276,000.00	276,000.00	01-Mar-2008	11	8.875%	22,545.75
2	0122703077	Mar-2009	01-Nov-2006	CA	89.93	607,000.00	606,504.38	01-Apr-2008	10	9.800%	56,404.92
2	0122703259	Jan-2009	01-Nov-2006	CA	80.00	443,200.00	443,200.00	01-Aug-2008	6	7.150%	19,648.48
2	0122703663	Jun-2008	01-Nov-2006	DC	75.00	262,500.00	261,123.19	01-Feb-2008	12	9.000%	23,577.42

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

23-Apr-2009 10:47:41PM

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	0122703747	Feb-2009	01-Nov-2006	VA	89.01	243,000.00	241,389.25	01-Mar-2008	11	9.250%	20,371.71
2	0122704877	Mar-2009	01-Nov-2006	MD	85.00	178,500.00	174,456.92	01-Oct-2008	4	9.000%	7,406.47
2	0122705098	Oct-2008	01-Nov-2006	CA	80.00	476,000.00	473,004.40	01-Mar-2008	11	9.125%	38,999.64
2	0122705130	Sep-2008	01-Nov-2006	CA	100.00	429,000.00	429,000.00	01-Feb-2008	12	9.950%	47,297.32
2	0122705148	Dec-2008	01-Nov-2006	CA	73.53	500,000.00	499,853.50	01-Jul-2008	7	8.050%	28,304.19
2	0122705320	Apr-2009	01-Nov-2006	CA	80.00	235,200.00	234,915.68	01-Nov-2008	3	9.375%	8,687.00
2	0122705510	Apr-2009	01-Oct-2006	IL	85.00	119,000.00	117,065.28	01-Sep-2008	5	8.350%	5,348.41
2	0122705916	Feb-2009	01-Nov-2006	IL	79.04	264,000.00	262,485.00	01-Sep-2008	5	8.750%	12,621.58
2	0122706088	Mar-2009	01-Nov-2006	IL	90.00	288,000.00	286,068.18	01-Sep-2008	5	8.200%	12,836.82
2	0122706625	Mar-2009	01-Nov-2006	IL	90.00	359,100.00	356,871.15	01-Nov-2007	15	9.875%	47,195.95
2	0122707110	Nov-2008	01-Nov-2006	CA	69.67	425,000.00	417,093.78	01-Jun-2008	8	8.125%	24,308.86
2	0122707144	Feb-2009	01-Nov-2006	CA	76.00	345,800.00	341,720.09	01-Sep-2008	5	6.900%	12,739.58
2	0122707250	Dec-2008	01-Nov-2006	CA	80.00	516,000.00	516,000.00	01-Jul-2008	7	9.000%	31,594.25
2	0122707532	Nov-2008	01-Oct-2006	FL	85.00	80,750.00	80,244.48	01-Jun-2008	8	8.840%	5,634.35
2	0122707672	Oct-2008	01-Nov-2006	FL	85.00	110,500.00	110,064.42	01-Jun-2008	8	9.550%	8,292.54
2	0122707896	Dec-2007	01-Nov-2006	IL	85.00	106,250.00	106,032.74	01-Aug-2007	18	9.325%	15,565.49
2	0122708019	Apr-2009	01-Oct-2006	MI	95.00	145,350.00	142,251.35	01-Nov-2008	3	8.750%	5,001.68
2	0122708092	Jun-2008	01-Oct-2006	MT	40.00	176,000.00	173,534.91	01-Feb-2008	12	8.975%	17,104.61
2	0122708159	Feb-2009	01-Nov-2006	OR	64.99	289,200.00	287,632.92	01-Sep-2008	5	9.875%	15,497.87
2	0122708217	Oct-2008	01-Nov-2006	IA	80.00	64,000.00	62,896.56	01-Jun-2008	8	7.700%	3,759.32
2	0122708670	Oct-2008	01-Oct-2006	CA	84.92	535,000.00	535,000.00	01-Dec-2007	14	7.750%	54,057.24
2	0122708936	Oct-2008	01-Nov-2006	FL	84.12	143,000.00	141,375.29	01-Dec-2007	14	7.250%	12,639.50
2	0122709017	Jan-2009	01-Nov-2006	CA	85.00	476,000.00	476,000.00	01-Jul-2008	7	9.000%	28,579.85
2	0122709090	Aug-2008	01-Nov-2006	FL	63.83	150,000.00	149,503.35	01-Nov-2007	15	9.000%	17,347.32
2	0122709272	Apr-2009	01-Nov-2006	CT	84.99	442,800.00	433,300.25	01-Nov-2008	3	8.125%	13,744.45
2	0122709306	Nov-2008	01-Nov-2006	CT	85.00	281,350.00	277,721.89	01-May-2008	9	9.125%	20,867.38
2	0122709389	Mar-2009	01-Nov-2006	FL	70.00	111,300.00	109,436.70	01-Oct-2008	4	9.125%	4,711.74
2	0122709421	Feb-2009	01-Oct-2006	FL	85.00	106,250.00	109,531.47	01-Oct-2008	4	7.600%	3,879.85
2	0122709702	Aug-2008	01-Nov-2006	FL	75.00	303,000.00	302,614.48	01-Feb-2007	24	9.625%	50,793.37
2	0122710023	Oct-2008	01-Nov-2006	CA	90.00	486,000.00	485,850.00	01-May-2008	9	7.250%	30,061.90
2	0122710114	Oct-2008	01-Nov-2006	CA	80.00	252,800.00	252,800.00	01-Jul-2008	7	9.500%	16,084.41
2	0122710296	Jan-2009	01-Oct-2006	NJ	80.00	544,000.00	540,299.33	01-Aug-2008	6	8.150%	27,523.72
2	0122710387	Feb-2009	01-Nov-2006	NJ	62.00	310,000.00	328,337.87	01-Aug-2008	6	6.000%	11,989.55
2	0122710718	Sep-2008	01-Nov-2006	IL	75.00	187,500.00	185,327.38	01-Apr-2008	10	8.500%	14,768.07
2	0122711005	Sep-2007	01-Oct-2006	FL	73.13	117,000.00	116,741.05	01-Apr-2007	22	7.725%	16,962.75
2	0122711732	Jan-2009	01-Nov-2006	AZ	90.00	169,110.00	168,073.65	01-Aug-2008	6	9.000%	9,332.79
2	0122711849	Apr-2009	01-Oct-2006	CA	80.00	284,000.00	281,738.76	01-Nov-2008	3	6.500%	7,043.45
2	0122712227	Feb-2009	01-Nov-2006	PA	84.44	380,000.00	377,109.05	01-Sep-2008	5	9.250%	18,760.98
2	0122712466	Mar-2009	01-Nov-2006	PA	80.00	272,000.00	267,346.49	01-Sep-2008	5	7.850%	11,434.06
2	0122712706	Nov-2007	01-Nov-2006	FL	90.00	315,000.00	314,437.16	01-Jul-2007	19	9.350%	48,592.61

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

23-Apr-2009 10:47:41PM

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	0122712748	Feb-2009	01-Nov-2006	NJ	80.00	380,000.00	378,538.86	01-Nov-2008	3	10.500%	15,767.07
2	0122712771	Jan-2009	01-Nov-2006	NJ	95.00	285,000.00	277,778.49	01-Aug-2008	6	8.250%	14,309.48
2	0122712888	Jan-2009	01-Nov-2006	FL	90.00	222,300.00	221,267.83	01-Aug-2008	6	7.800%	10,762.00
2	0122712979	Feb-2009	01-Nov-2006	VA	67.16	225,000.00	223,504.59	01-Nov-2008	3	9.250%	8,144.63
2	0122712995	Apr-2009	01-Oct-2006	CA	64.77	500,000.00	489,849.32	01-Nov-2008	3	7.750%	14,772.09
2	0122713373	Feb-2009	01-Nov-2006	CA	85.00	442,000.00	439,390.27	01-Sep-2008	5	9.000%	21,640.90
2	0122713449	Aug-2008	01-Nov-2006	CA	70.00	479,035.00	478,769.13	01-Mar-2008	11	9.250%	39,937.26
2	0122713506	Mar-2009	01-Nov-2006	CA	53.38	347,000.00	339,487.50	01-Oct-2008	4	6.850%	10,751.86
2	0122713514	Jun-2008	01-Nov-2006	CA	80.00	256,000.00	256,000.00	01-Jan-2008	13	9.375%	25,663.95
2	0122713555	Oct-2008	01-Nov-2006	CA	95.00	261,250.00	261,164.23	01-Feb-2008	12	7.800%	22,242.50
2	0122713605	Oct-2008	01-Nov-2006	CA	84.90	433,000.00	431,138.25	01-Mar-2008	11	9.000%	38,693.40
2	0122714165	Feb-2009	01-Nov-2006	CA	80.00	303,920.00	303,919.62	01-Mar-2008	11	6.990%	21,368.10
2	0122714199	Mar-2009	01-Nov-2006	CA	77.93	452,000.00	450,516.81	01-Aug-2008	6	9.000%	24,692.05
2	0122714371	Feb-2009	01-Nov-2006	CA	85.00	484,415.00	482,800.75	01-Sep-2008	5	9.125%	23,759.41
2	0122714447	Apr-2009	01-Nov-2006	CA	90.00	409,500.00	409,500.00	01-Apr-2008	10	5.800%	21,703.44
2	0122714520	Feb-2009	01-Nov-2006	UT	80.00	169,000.00	168,859.20	01-Oct-2008	4	9.375%	7,493.10
2	0122715204	Jul-2008	01-Oct-2006	MI	79.44	98,500.00	97,252.17	01-Jan-2008	13	8.000%	9,329.23
2	0122715642	Mar-2009	01-Nov-2006	IN	85.00	40,800.00	40,299.87	01-Oct-2008	4	9.775%	1,866.23
2	0122715667	Mar-2009	01-Nov-2006	MI	90.00	242,269.00	239,036.98	01-Oct-2008	4	9.350%	10,560.82
2	0122716103	Jan-2009	01-Nov-2006	CA	80.00	287,200.00	287,200.00	01-Jun-2008	8	9.625%	20,857.86
2	0122716186	Apr-2009	01-Nov-2006	CA	95.00	351,500.00	348,421.64	01-Aug-2008	6	8.000%	16,962.79
2	0122716228	Jan-2009	01-Nov-2006	CT	100.00	238,000.00	236,449.60	01-Feb-2008	12	10.700%	28,053.80
2	0122716384	Feb-2009	01-Nov-2006	CT	27.27	75,000.00	73,611.61	01-Oct-2008	4	9.375%	3,261.44
2	0122716418	Nov-2008	01-Nov-2006	RI	90.00	328,500.00	322,858.98	01-Jun-2008	8	7.050%	17,547.95
2	0122716517	Oct-2008	01-Nov-2006	RI	90.00	297,000.00	292,311.23	01-Jun-2008	8	9.250%	20,357.13
2	0122716616	May-2008	01-Nov-2006	CT	80.00	136,000.00	134,916.95	01-Jan-2008	13	9.400%	14,947.62
2	0122716830	Nov-2008	01-Nov-2006	CT	80.00	168,000.00	166,445.02	01-May-2008	9	9.900%	14,302.81
2	0122716905	Aug-2008	01-Nov-2006	CT	90.00	270,000.00	269,461.84	01-Oct-2007	16	9.990%	38,298.02
2	0122716970	Feb-2009	01-Nov-2006	HI	63.75	765,000.00	765,000.00	01-Aug-2008	6	8.350%	40,035.04
2	0122717192	Aug-2008	01-Nov-2006	HI	80.00	365,609.00	364,218.90	01-Mar-2008	11	9.050%	33,685.82
2	0122717242	Oct-2008	01-Nov-2006	HI	90.00	279,000.00	278,060.80	01-Apr-2008	10	9.675%	25,482.89
2	0122717390	Jul-2008	01-Nov-2006	NY	85.00	36,550.00	36,340.15	01-Nov-2007	15	10.250%	5,002.06
2	0122717408	Apr-2009	01-Nov-2006	NY	65.00	204,750.00	203,662.36	01-May-2008	9	8.300%	14,539.48
2	0122717465	Jun-2008	01-Nov-2006	NY	90.00	315,000.00	312,465.94	01-Jan-2008	13	9.350%	34,422.62
2	0122717515	Oct-2007	01-Nov-2006	NY	80.00	556,000.00	555,666.39	01-Apr-2007	22	9.250%	92,125.55
2	0122717705	Jan-2008	01-Nov-2006	NJ	80.00	256,000.00	255,356.85	01-Sep-2007	17	9.250%	34,331.96
2	0122717812	Mar-2009	01-Nov-2006	NY	80.00	364,000.00	363,228.17	01-May-2007	21	9.000%	53,192.98
2	0122718034	Oct-2008	01-Nov-2006	NY	72.27	430,000.00	428,505.12	01-May-2008	9	9.763%	36,347.64
2	0122718133	Jul-2008	01-Nov-2006	NJ	100.00	390,000.00	387,878.52	01-Feb-2008	12	11.550%	49,878.82
2	0122718216	Jan-2009	01-Nov-2006	NJ	100.00	359,340.00	377,919.06	01-Sep-2008	5	8.650%	17,787.04

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

23-Apr-2009 10:47:41PM

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	0122718240	Apr-2009	01-Nov-2006	NY	80.00	472,000.00	471,263.96	01-Mar-2007	23	8.875%	73,530.72
2	0122718372	Jan-2009	01-Nov-2006	NV	61.01	169,000.00	167,492.86	01-Oct-2008	4	9.125%	7,218.60
2	0122718513	Nov-2008	01-Oct-2006	NV	80.00	247,999.00	247,651.93	01-Jul-2008	7	8.700%	15,230.66
2	0122718547	Jan-2009	01-Oct-2006	NV	80.00	218,400.00	218,400.00	01-Sep-2008	5	8.650%	10,765.30
2	0122718836	Nov-2008	01-Nov-2006	NV	100.00	350,000.00	349,389.74	01-Jul-2008	7	9.850%	24,493.51
2	0122719230	Jan-2009	01-Nov-2006	FL	66.12	81,000.00	80,471.71	01-Sep-2008	5	8.300%	3,658.01
2	0122719248	Feb-2009	01-Nov-2006	WV	85.00	187,000.00	186,276.65	01-May-2008	9	9.400%	15,179.89
2	0122719339	Jun-2008	01-Nov-2006	FL	90.00	297,000.00	295,844.96	01-Feb-2008	12	9.250%	29,164.30
2	0122719362	Dec-2008	01-Nov-2006	CA	95.00	712,500.00	708,656.71	01-Feb-2008	12	8.000%	59,974.86
2	0122719545	Apr-2009	01-Oct-2006	CA	89.63	425,756.00	424,871.16	01-Nov-2008	3	6.650%	10,887.30
2	0122719610	Mar-2009	01-Nov-2006	CA	62.18	600,000.00	597,740.22	01-Oct-2008	4	9.250%	26,144.95
2	0122719859	Apr-2009	01-Nov-2006	CT	85.00	289,000.00	339,436.00	01-Nov-2008	3	4.750%	5,809.39
2	0122719941	Dec-2008	01-Nov-2006	CA	95.00	560,500.00	558,846.77	01-Jun-2008	8	8.000%	34,437.80
2	0122720030	Apr-2009	01-Nov-2006	CA	80.00	460,000.00	459,864.15	01-Aug-2008	6	9.125%	25,426.64
2	0122720428	Mar-2009	01-Nov-2006	FL	75.00	457,500.00	455,570.00	01-Aug-2008	6	7.050%	19,878.74
2	0122720626	Jan-2008	01-Nov-2006	NY	80.00	452,000.00	452,000.00	01-Jul-2007	19	9.250%	66,434.62
2	0122720949	Feb-2009	01-Nov-2006	NJ	100.00	249,000.00	248,807.08	01-May-2007	21	11.250%	51,195.35
2	0122720998	Mar-2009	01-Nov-2006	NY	80.00	495,120.00	488,940.77	01-Sep-2008	5	9.450%	25,480.01
2	0122721038	Aug-2007	01-Nov-2006	NY	100.00	440,000.00	439,616.64	01-Apr-2007	22	10.350%	86,445.41
2	0122721384	Feb-2009	01-Nov-2006	FL	50.85	150,000.00	148,862.61	01-Aug-2008	6	7.590%	7,026.93
2	0122721442	Dec-2007	01-Nov-2006	FL	80.00	292,000.00	291,999.10	01-Aug-2007	18	9.125%	37,460.92
2	0122721517	Aug-2008	01-Nov-2006	FL	90.00	261,000.00	258,097.03	01-Mar-2008	11	9.125%	22,924.87
2	0122721574	Aug-2008	01-Nov-2006	FL	80.00	232,000.00	232,000.00	01-Apr-2008	10	9.625%	19,284.96
2	0122721723	Jan-2009	01-Nov-2006	FL	80.00	168,000.00	166,739.44	01-Sep-2008	5	9.125%	8,197.91
2	0122721764	Feb-2009	01-Nov-2006	FL	80.00	144,000.00	143,185.85	01-Oct-2008	4	7.450%	4,973.43
2	0122721855	Oct-2008	01-Nov-2006	WI	100.00	62,500.00	62,102.53	01-May-2008	9	11.700%	6,363.67
2	0122721863	Nov-2008	01-Nov-2006	WI	90.00	75,600.00	74,603.58	01-Jul-2008	7	8.775%	4,617.32
2	0122722416	Feb-2009	01-Nov-2006	WI	90.00	202,500.00	201,415.07	01-Oct-2008	4	9.150%	8,705.79
2	0122722531	Oct-2008	01-Nov-2006	MN	90.00	391,500.00	386,575.79	01-Mar-2008	11	9.000%	32,674.87
2	0122722630	Jun-2008	01-Nov-2006	MN	75.00	213,750.00	211,817.71	01-Jan-2008	13	8.775%	21,807.88
2	0122722838	Apr-2009	01-Nov-2006	MN	85.00	279,650.00	277,556.92	01-Nov-2008	3	8.650%	9,419.81
2	0122723059	Jan-2009	01-Nov-2006	MN	75.82	185,000.00	182,205.64	01-Sep-2008	5	9.375%	9,280.11
2	0122723257	Nov-2007	01-Nov-2006	FL	80.00	148,000.00	147,221.08	01-Sep-2007	17	9.825%	21,639.61
2	0122724230	Mar-2009	01-Nov-2006	AZ	80.00	207,044.00	207,044.00	01-Oct-2008	4	9.625%	9,446.40
2	0122725104	Oct-2008	01-Nov-2006	CA	97.83	587,000.00	585,941.00	01-Jan-2008	13	8.250%	56,710.96
2	0122725112	Aug-2008	01-Nov-2006	CA	88.10	555,000.00	555,000.00	01-Apr-2008	10	9.000%	40,017.81
2	0122725385	Apr-2009	01-Nov-2006	IN	93.75	112,500.00	112,219.22	01-Nov-2008	3	8.840%	3,898.75
2	0122725401	Oct-2008	01-Nov-2006	AZ	75.00	198,750.00	197,634.85	01-Jun-2008	8	9.000%	13,519.91
2	0122725609	Feb-2009	01-Nov-2006	FL	41.93	288,500.00	285,614.27	01-Sep-2008	5	6.750%	11,531.13
2	0122725617	Jan-2009	01-Nov-2006	NV	80.00	149,600.00	148,249.85	01-Oct-2008	4	7.300%	5,035.29

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

23-Apr-2009 10:47:41PM

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	0122725856	Sep-2007	01-Oct-2006	NJ	100.00	345,000.00	344,723.51	01-Apr-2007	22	11.140%	73,249.73
2	0122725864	Oct-2008	01-Nov-2006	NJ	80.00	244,000.00	242,522.85	01-May-2008	9	8.400%	17,535.87
2	0122725906	Dec-2008	01-Nov-2006	NJ	85.00	155,125.00	153,682.87	01-Feb-2008	12	8.975%	15,131.86
2	0122725948	Feb-2009	01-Nov-2006	NJ	68.00	221,000.00	216,917.86	01-Aug-2008	6	7.200%	9,657.59
2	0122726094	Nov-2007	01-Oct-2006	NY	80.00	328,000.00	327,106.28	01-Jun-2007	20	7.900%	44,224.65
2	0122726110	Aug-2007	01-Nov-2006	FL	80.00	360,000.00	359,462.22	01-Mar-2007	23	10.000%	58,331.17
2	0122726185	Jan-2009	01-Oct-2006	NJ	75.00	296,250.00	294,245.97	01-Jul-2008	7	8.450%	17,522.93
2	0122726193	Feb-2009	01-Nov-2006	NJ	100.00	176,900.00	175,854.90	01-Jan-2008	13	10.950%	22,901.30
2	0122726284	Apr-2009	01-Nov-2006	PA	85.00	184,450.00	181,716.42	01-Nov-2008	3	9.625%	6,900.74
2	0122726524	Mar-2009	01-Nov-2006	NJ	76.52	251,000.00	246,621.36	01-Aug-2008	6	7.500%	11,473.65
2	0122726573	Jun-2007	01-Nov-2006	NY	100.00	800,000.00	799,145.33	01-Apr-2007	22	9.675%	146,314.98
2	0122726615	Jul-2008	01-Nov-2006	NJ	75.00	270,000.00	267,114.01	01-Mar-2008	11	8.600%	23,341.42
2	0122726631	Jul-2007	01-Nov-2006	FL	80.00	248,000.00	247,876.74	01-Dec-2006	26	9.500%	47,392.15
2	0122726722	Jul-2007	01-Nov-2006	NJ	80.00	284,000.00	283,715.71	01-Feb-2007	24	8.500%	49,011.39
2	0122726748	Aug-2008	01-Nov-2006	PA	76.92	50,000.00	49,439.76	01-Jul-2007	19	9.375%	7,273.96
2	0122726821	Aug-2008	01-Nov-2006	NJ	80.00	336,000.00	335,149.65	01-Mar-2008	11	7.700%	26,116.29
2	0122726847	Mar-2009	01-Nov-2006	FL	70.00	98,000.00	96,776.83	01-Apr-2008	10	8.125%	7,348.21
2	0122726912	Aug-2008	01-Nov-2006	FL	90.00	235,800.00	234,367.92	01-May-2008	9	9.125%	17,403.12
2	0122727019	Apr-2009	01-Nov-2006	NJ	78.63	92,000.00	91,101.21	01-Apr-2008	10	9.350%	8,035.61
2	0122727449	Apr-2008	01-Nov-2006	IL	77.37	147,000.00	145,842.53	01-Oct-2007	16	8.300%	16,959.54
2	0122727605	Jan-2009	01-Nov-2006	IL	100.00	334,000.00	334,000.00	01-Aug-2008	6	10.850%	23,046.00
2	0122727613	Mar-2009	01-Nov-2006	IL	80.00	215,920.00	214,739.30	01-Aug-2008	6	8.750%	11,799.27
2	0122727746	Mar-2009	01-Nov-2006	IL	81.00	477,900.00	475,148.59	01-Oct-2008	4	8.900%	19,942.92
2	0122728082	Apr-2009	01-Nov-2006	OH	90.00	74,700.00	73,990.08	01-Jul-2008	7	10.300%	5,427.14
2	0122728371	Feb-2009	01-Nov-2006	OH	80.00	344,000.00	343,205.72	01-Jul-2008	7	8.544%	20,695.57
2	0122728439	Mar-2009	01-Oct-2006	IN	90.00	115,200.00	113,530.87	01-Sep-2008	5	9.100%	5,684.22
2	0122728793	Apr-2009	01-Nov-2006	OH	80.00	33,600.00	33,111.33	01-Nov-2008	3	9.200%	1,198.72
2	0122729122	Jan-2009	01-Oct-2006	AZ	89.95	142,800.00	141,941.83	01-Sep-2008	5	8.750%	7,002.93
2	0122730054	Apr-2009	01-Nov-2006	CA	80.00	440,000.00	439,959.43	01-Jun-2007	20	8.000%	53,500.75
2	0122730211	Mar-2009	01-Nov-2006	CA	90.00	274,500.00	270,708.97	01-May-2008	9	7.900%	18,289.41
2	0122730443	Dec-2008	01-Nov-2006	CA	95.00	593,750.00	587,299.90	01-Nov-2007	15	8.625%	64,856.84
2	0122731003	Mar-2009	01-Nov-2006	CA	95.00	584,250.00	581,394.94	01-Oct-2008	4	8.000%	21,794.14
2	0122731169	Apr-2009	01-Nov-2006	CA	82.31	428,000.00	453,973.24	01-Oct-2008	4	4.750%	9,520.22
2	0122731193	Jul-2008	01-Nov-2006	IL	53.33	120,000.00	119,760.96	01-Jan-2007	25	9.500%	24,081.08
2	0122731730	Dec-2008	01-Nov-2006	IL	95.00	237,500.00	236,456.14	01-Jun-2007	20	9.100%	37,046.09
2	0122731763	Mar-2009	01-Nov-2006	IL	100.00	237,000.00	236,061.56	01-Mar-2008	11	9.000%	21,704.58
2	0122731979	Feb-2009	01-Nov-2006	AZ	90.00	94,500.00	93,364.85	01-Aug-2008	6	9.400%	5,527.77
2	0122732050	Feb-2009	01-Nov-2006	AZ	85.00	323,000.00	320,835.97	01-Nov-2008	3	9.125%	11,524.24
2	0122732068	Jan-2009	01-Oct-2006	AZ	80.00	160,000.00	158,848.84	01-Aug-2008	6	7.950%	7,919.71
2	0122732308	Apr-2009	01-Nov-2006	AZ	80.00	140,000.00	139,949.93	01-Nov-2008	3	9.375%	5,175.25

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

23-Apr-2009 10:47:41PM

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

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	0122732357	Feb-2009	01-Nov-2006	OH	70.00	75,600.00	75,210.77	01-Nov-2008	3	10.200%	3,038.62
2	0122732894	Mar-2009	01-Nov-2006	AZ	85.00	144,500.00	143,689.80	01-Oct-2008	4	10.290%	7,030.44
2	0122732928	Dec-2008	01-Nov-2006	CA	80.00	260,000.00	260,000.00	01-May-2008	9	9.375%	19,066.72
2	0122733272	Apr-2009	01-Oct-2006	WA	80.00	326,000.00	325,848.82	01-Nov-2008	3	9.275%	12,022.45
2	0122733413	Dec-2008	01-Nov-2006	WA	80.00	219,960.00	219,273.65	01-May-2008	9	9.000%	15,656.02
2	0122733447	Mar-2009	01-Nov-2006	WA	80.00	387,160.00	386,956.87	01-Oct-2008	4	9.500%	17,453.38
2	0122733736	Oct-2008	01-Nov-2006	WA	90.00	252,000.00	248,221.31	01-May-2008	9	8.000%	16,450.95
2	0122733777	Mar-2009	01-Nov-2006	WA	80.00	192,560.00	192,560.00	01-Oct-2008	4	9.125%	8,304.18
2	0122733975	Dec-2008	01-Oct-2006	MI	95.00	266,000.00	261,412.75	01-Oct-2008	4	8.275%	10,142.77
2	0122734692	Jan-2009	01-Nov-2006	MI	85.00	153,000.00	152,207.55	01-Nov-2007	15	10.750%	22,023.18
2	0122734726	Jan-2009	01-Nov-2006	KS	94.10	390,500.00	388,365.52	01-Sep-2008	5	8.950%	19,128.11
2	0122734833	Jan-2009	01-Nov-2006	IN	80.00	47,920.00	47,470.02	01-Jun-2008	8	10.100%	3,788.55
2	0122735350	Dec-2008	01-Nov-2006	CA	80.00	503,200.00	503,038.16	01-Nov-2007	15	9.125%	52,819.03
2	0122735665	Feb-2009	01-Nov-2006	CA	80.00	138,400.00	138,379.00	01-Sep-2008	5	9.375%	6,947.79
2	0122735707	Feb-2009	01-Nov-2006	CA	89.92	544,000.00	544,000.00	01-Aug-2008	6	8.000%	25,647.32
2	0122735723	Apr-2009	01-Nov-2006	CA	80.00	240,000.00	239,959.98	01-Nov-2008	3	6.850%	6,349.10
2	0122736762	Jul-2008	01-Nov-2006	ID	85.00	238,000.00	236,739.51	01-Jul-2007	19	9.188%	35,778.96
2	0122737505	Mar-2009	01-Nov-2006	CA	80.00	440,000.00	439,999.96	01-Oct-2008	4	9.375%	19,525.02
2	0122737703	Apr-2009	01-Nov-2006	CA	80.00	584,000.00	584,000.00	01-Nov-2008	3	7.525%	17,094.20
2	0122737976	Sep-2008	01-Nov-2006	CA	80.00	319,920.00	319,329.42	01-May-2008	9	9.500%	25,466.76
2	0122738073	Apr-2009	01-Nov-2006	VA	85.00	99,450.00	98,635.40	01-Oct-2008	4	9.125%	4,250.98
2	0122738453	Jan-2009	01-Nov-2006	CA	85.00	450,500.00	448,576.16	01-Feb-2008	12	9.000%	42,683.56
2	0122738685	Apr-2009	01-Nov-2006	CA	75.00	386,250.00	399,156.95	01-Nov-2008	3	8.625%	13,491.70
2	0122739287	Mar-2009	01-Nov-2006	KY	89.64	125,500.00	123,915.08	01-Aug-2008	6	9.250%	7,191.60
2	0122739642	Jan-2009	01-Nov-2006	MO	80.00	108,800.00	107,134.04	01-Aug-2008	6	9.250%	6,042.34
2	0122739782	Mar-2009	01-Nov-2006	MD	66.55	193,000.00	191,304.03	01-Oct-2008	4	9.625%	8,723.50
2	0122739857	Nov-2008	01-Oct-2006	FL	90.00	162,000.00	162,000.00	01-Jul-2008	7	9.500%	10,935.00
2	0122740053	Oct-2008	01-Nov-2006	FL	84.33	214,200.00	213,473.66	01-Apr-2008	10	9.650%	19,510.35
2	0122740194	Nov-2008	01-Nov-2006	FL	80.00	180,000.00	177,145.96	01-Jul-2008	7	9.250%	10,921.37
2	0122740236	Aug-2008	01-Oct-2006	FL	73.10	318,000.00	315,539.70	01-Apr-2008	10	7.625%	23,120.29
2	0122740269	Mar-2008	01-Nov-2006	FL	62.83	240,000.00	239,225.60	01-Oct-2007	16	9.250%	29,172.34
2	0122740319	Apr-2008	01-Oct-2006	FL	90.00	246,426.00	243,914.95	01-Dec-2007	14	8.175%	24,820.66
2	0122740392	Mar-2009	01-Oct-2006	FL	75.00	147,000.00	146,275.37	01-Oct-2008	4	7.000%	4,751.38
2	0122740426	Apr-2008	01-Oct-2006	FL	80.00	260,000.00	260,000.00	01-Oct-2007	16	8.125%	29,412.55
2	0122740541	Feb-2009	01-Nov-2006	FL	57.69	150,000.00	147,601.92	01-Sep-2008	5	8.200%	6,614.38
2	0122740681	Nov-2008	01-Nov-2006	FL	80.00	128,000.00	125,712.60	01-Jul-2008	7	9.125%	7,517.19
2	0122740772	Jan-2009	01-Nov-2006	FL	80.00	114,400.00	112,675.36	01-Sep-2008	5	9.500%	5,810.18
2	0122740913	Aug-2008	01-Nov-2006	FL	80.00	127,680.00	126,277.91	01-Mar-2008	11	8.750%	11,239.98
2	0122740939	Jan-2009	01-Nov-2006	FL	80.00	214,400.00	212,739.17	01-Sep-2007	17	9.000%	25,970.67
2	0122741085	Feb-2009	01-Nov-2006	FL	65.00	142,350.00	141,665.72	01-May-2008	9	9.375%	11,082.12

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

23-Apr-2009 10:47:41PM

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	0122741093	Aug-2008	01-Nov-2006	FL	90.00	166,500.00	165,925.76	01-Sep-2007	17	9.000%	20,111.70
2	0122741143	Nov-2008	01-Nov-2006	FL	95.00	172,900.00	172,551.26	01-Jul-2008	7	8.900%	10,866.13
2	0122741317	Nov-2008	01-Nov-2006	FL	85.00	306,000.00	302,327.84	01-Jun-2008	8	9.000%	21,240.18
2	0122741366	Jan-2009	01-Nov-2006	FL	75.00	58,500.00	57,552.87	01-Mar-2008	11	11.875%	7,072.82
2	0122741382	May-2008	01-Nov-2006	FL	80.00	357,600.00	357,251.15	01-Jun-2007	20	9.375%	52,219.99
2	0122741416	Dec-2008	01-Nov-2006	FL	66.29	118,000.00	115,895.28	01-Jun-2008	8	7.350%	6,588.76
2	0122741747	Apr-2009	01-Oct-2006	AZ	78.33	188,000.00	187,123.17	01-Nov-2008	3	7.450%	5,416.76
2	0122741838	Jan-2009	01-Nov-2006	AZ	85.00	174,250.00	171,092.08	01-Sep-2008	5	7.550%	7,017.72
2	0122741952	Jun-2008	01-Nov-2006	FL	90.00	252,000.00	251,084.64	01-Jan-2008	13	9.250%	26,471.71
2	0122742042	Feb-2009	01-Nov-2006	AZ	95.00	120,650.00	119,804.57	01-Sep-2008	5	8.050%	5,271.07
2	0122742109	Jan-2009	01-Nov-2006	AZ	90.00	213,300.00	212,150.23	01-Aug-2008	6	9.000%	11,940.04
2	0122742117	Mar-2009	01-Nov-2006	AZ	90.00	252,000.00	251,296.89	01-Oct-2008	4	9.125%	10,834.49
2	0122742166	Oct-2008	01-Nov-2006	AZ	80.00	160,000.00	159,120.21	01-May-2008	9	9.250%	12,048.30
2	0122742232	Feb-2009	01-Nov-2006	AZ	90.00	216,000.00	212,900.13	01-Sep-2008	5	9.000%	10,490.56
2	0122742265	Jan-2009	01-Nov-2006	AZ	93.51	173,000.00	171,625.47	01-Aug-2008	6	8.000%	8,413.07
2	0122742521	Mar-2009	01-Nov-2006	CA	100.00	555,000.00	553,099.29	01-Oct-2008	4	7.875%	20,387.54
2	0122742737	Apr-2009	01-Oct-2006	CA	69.64	487,500.00	482,826.20	01-Sep-2008	5	7.625%	22,462.46
2	0122742810	Jan-2008	01-Nov-2006	CA	95.00	698,250.00	698,250.00	01-Sep-2007	17	8.050%	83,513.49
2	0122742836	Jan-2009	01-Nov-2006	CA	80.00	185,600.00	185,432.02	01-Aug-2008	6	8.875%	9,874.26
2	0122742893	Dec-2008	01-Nov-2006	CA	90.00	531,000.00	527,563.18	01-Jun-2008	8	8.000%	32,613.74
2	0122743008	Feb-2009	01-Nov-2006	CA	90.00	436,500.00	433,179.26	01-Sep-2008	5	9.000%	21,008.68
2	0122743016	Apr-2009	01-Nov-2006	CA	80.00	296,000.00	296,000.00	01-Jul-2008	7	8.875%	17,427.06
2	0122743099	Mar-2009	01-Nov-2006	CA	95.00	513,000.00	512,267.29	01-Oct-2007	16	8.250%	59,485.62
2	0122743461	Mar-2009	01-Nov-2006	CA	75.97	547,000.00	538,007.14	01-Jul-2008	7	7.550%	28,348.70
2	0122744337	Feb-2009	01-Nov-2006	IL	90.00	562,500.00	560,799.19	01-Oct-2007	16	8.575%	67,768.05
2	0122744741	Jan-2009	01-Nov-2006	OR	80.00	260,000.00	276,086.77	01-Sep-2008	5	8.290%	12,401.71
2	0122744964	Feb-2009	01-Nov-2006	OR	90.00	405,900.00	405,248.13	01-Sep-2008	5	9.750%	21,861.40
2	0122745045	Apr-2009	01-Nov-2006	MT	80.00	146,400.00	145,852.55	01-Jan-2008	13	9.000%	15,085.14
2	0122745128	Nov-2008	01-Nov-2006	FL	80.00	294,400.00	293,025.03	01-Jun-2008	8	9.375%	21,428.56
2	0122745433	Aug-2008	01-Nov-2006	CA	89.80	880,000.00	880,000.00	01-Mar-2008	11	8.500%	76,266.58
2	0122745649	Nov-2008	01-Oct-2006	IL	100.00	225,000.00	224,038.61	01-Jun-2007	20	10.500%	40,874.21
2	0122745722	Feb-2009	01-Oct-2006	PA	90.00	81,000.00	79,702.29	01-Sep-2008	5	8.425%	3,676.31
2	0122745730	Jan-2009	01-Nov-2006	PA	85.00	185,300.00	209,417.97	01-Aug-2008	6	9.850%	13,031.75
2	0122746530	Feb-2009	01-Nov-2006	PA	100.00	285,000.00	280,910.08	01-Sep-2008	5	8.750%	13,490.47
2	0122746688	Dec-2007	01-Nov-2006	FL	100.00	233,000.00	232,410.17	01-Jun-2007	20	11.700%	47,544.24
2	0122746720	Jun-2008	01-Nov-2006	FL	95.00	270,750.00	269,773.54	01-Jan-2008	13	9.000%	28,156.19
2	0122746753	Sep-2008	01-Nov-2006	FL	94.97	310,555.00	308,792.22	01-Oct-2007	16	9.900%	43,345.67
2	0122746852	Mar-2009	01-Nov-2006	FL	80.00	164,000.00	164,000.00	01-Oct-2008	4	9.625%	7,482.54
2	0122746878	Mar-2008	01-Nov-2006	FL	80.00	179,920.00	179,515.65	01-Jun-2007	20	9.000%	25,856.98
2	0122746894	Jan-2009	01-Nov-2006	FL	80.00	132,800.00	131,373.19	01-Sep-2008	5	10.825%	7,901.35

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

23-Apr-2009 10:47:41PM

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	0122746902	Sep-2008	01-Nov-2006	FL	78.98	447,000.00	444,697.53	01-Aug-2007	18	9.450%	65,976.81
2	0122747058	Aug-2008	01-Nov-2006	FL	90.00	310,500.00	307,279.20	01-Mar-2008	11	9.000%	27,734.41
2	0122747108	Oct-2008	01-Oct-2006	DE	78.16	204,000.00	203,641.65	01-Jul-2007	19	9.775%	32,989.52
2	0122747132	Dec-2007	01-Oct-2006	FL	80.00	170,400.00	170,400.00	01-Aug-2007	18	8.375%	21,694.05
2	0122747314	Feb-2009	01-Nov-2006	DE	90.00	387,000.00	384,396.12	01-Oct-2007	16	9.250%	49,517.75
2	0122747371	Dec-2008	01-Nov-2006	MD	80.00	504,239.00	495,119.90	01-Jul-2008	7	9.375%	29,974.84
2	0122747603	Nov-2008	01-Nov-2006	ME	90.00	207,000.00	206,152.47	01-Jul-2008	7	9.575%	14,019.04
2	0122902745	Jan-2009	01-Nov-2006	AZ	89.14	468,000.00	467,077.84	01-Jun-2007	20	9.250%	73,121.88
2	0122902935	Apr-2009	01-Nov-2006	HI	90.00	466,200.00	465,762.18	01-Jun-2007	20	9.000%	67,832.96
2	0122902950	Sep-2008	01-Nov-2006	NJ	85.00	287,300.00	286,663.19	01-Aug-2007	18	8.990%	40,469.51
2	0122903040	Nov-2008	01-Nov-2006	DC	100.00	393,000.00	392,441.11	01-Jan-2008	13	8.875%	41,053.80
2	0122903115	Nov-2008	01-Nov-2006	OR	79.75	315,000.00	326,268.33	01-Jul-2008	7	6.500%	14,849.49
2	0122903156	Feb-2009	01-Nov-2006	NY	89.15	115,900.00	114,170.44	01-May-2008	9	8.750%	8,029.41
2	0122903321	Mar-2009	01-Nov-2006	CA	90.00	487,800.00	487,800.00	01-May-2008	9	9.000%	38,038.26
2	0122903388	Mar-2009	01-Nov-2006	IL	90.00	445,500.00	444,700.08	01-Sep-2007	17	10.400%	69,604.05
2	0122903586	Aug-2008	01-Dec-2006	CA	90.00	405,000.00	403,420.07	01-Jan-2008	13	9.875%	41,723.46
2	0122903636	Jan-2009	01-Nov-2006	WA	90.00	317,250.00	316,485.10	01-Oct-2007	16	9.350%	41,934.51
2	0122903867	Apr-2009	01-Nov-2006	WA	75.00	153,750.00	164,952.52	01-Nov-2008	3	8.990%	5,827.33
2	0122903990	Apr-2009	01-Nov-2006	CA	95.00	242,250.00	239,131.65	01-Oct-2008	4	8.125%	9,109.68
2	0122904162	Apr-2009	01-Nov-2006	CA	80.00	252,000.00	252,000.00	01-Nov-2008	3	7.050%	6,877.50
2	0122904345	Apr-2009	01-Nov-2006	MI	85.00	59,500.00	59,014.12	01-Apr-2008	10	10.225%	5,730.02
2	0122905094	Oct-2008	01-Nov-2006	FL	90.00	211,500.00	209,760.44	01-Jun-2008	8	9.000%	13,382.62
2	0122905144	Feb-2009	01-Nov-2006	AZ	93.04	241,985.00	241,003.15	01-Jun-2008	8	9.425%	17,906.39
2	0122905417	Apr-2009	01-Nov-2006	WI	84.96	288,000.00	285,527.60	01-Nov-2008	3	9.000%	10,107.14
2	0122905896	Feb-2008	01-Nov-2006	NY	100.00	555,000.00	553,978.19	01-Sep-2007	17	9.950%	82,751.21
2	0122906225	Mar-2009	01-Dec-2006	IL	90.00	445,500.00	441,315.23	01-Nov-2008	3	7.150%	12,217.65
2	0122906308	Jan-2009	01-Nov-2006	GA	100.00	276,000.00	275,579.54	01-Aug-2008	6	10.650%	18,647.60
2	0122906449	Jan-2009	01-Nov-2006	AZ	50.00	120,000.00	118,045.33	01-Apr-2008	10	9.000%	8,658.93
2	0122906589	Dec-2008	01-Nov-2006	CA	80.00	447,200.00	447,200.00	01-Jul-2008	7	6.650%	20,627.10
2	0122906654	Nov-2008	01-Dec-2006	AZ	85.00	446,250.00	444,190.34	01-May-2008	9	9.875%	35,403.74
2	0122906696	Feb-2008	01-Dec-2006	FL	90.00	225,000.00	224,505.58	01-Jun-2007	20	9.875%	31,712.60
2	0122906720	Dec-2008	01-Nov-2006	AR	95.00	48,450.00	47,806.93	01-Dec-2008	2	9.825%	1,484.71
2	0122906829	Mar-2009	01-Nov-2006	AZ	90.00	314,910.00	312,573.84	01-Oct-2008	4	8.000%	11,717.15
2	0122907033	Apr-2009	01-Dec-2006	CA	85.00	471,750.00	469,912.04	01-Jul-2008	7	9.875%	28,500.41
2	0122907116	Nov-2008	01-Nov-2006	CA	61.54	400,000.00	392,634.49	01-Jun-2008	8	8.125%	23,081.15
2	0122907397	Jan-2009	01-Nov-2006	HI	80.00	256,000.00	253,718.10	01-Sep-2008	5	7.175%	9,866.57
2	0122907488	Jan-2009	01-Dec-2006	NY	100.00	360,000.00	359,885.32	01-Jan-2007	25	9.990%	76,671.62
2	0122907538	Apr-2009	01-Dec-2006	NV	80.00	239,600.00	238,593.31	01-Nov-2008	3	10.000%	9,442.98
2	0122907553	Oct-2008	01-Nov-2006	GA	80.00	112,000.00	111,690.77	01-Jun-2008	8	10.725%	9,510.33
2	0122907694	May-2008	01-Dec-2006	CA	100.00	431,431.00	429,939.32	01-Dec-2007	14	8.875%	46,037.43

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

23-Apr-2009 10:47:41PM

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	0122908387	Feb-2009	01-Nov-2006	CA	80.00	436,000.00	430,914.52	01-Sep-2008	5	9.375%	21,670.61
2	0122908577	Mar-2009	01-Dec-2006	GA	70.00	126,000.00	124,005.21	01-Oct-2008	4	10.000%	5,700.29
2	0122909229	Dec-2008	01-Nov-2006	CA	80.00	357,600.00	350,275.43	01-Aug-2008	6	6.650%	14,309.84
2	0122909286	Mar-2009	01-Nov-2006	NV	95.00	276,440.00	276,440.00	01-Aug-2008	6	9.000%	15,163.92
2	0122909500	Apr-2009	01-Dec-2006	CA	95.00	551,000.00	551,000.00	01-Nov-2008	3	10.250%	22,384.40
2	0122939358	Feb-2009	01-Nov-2006	NC	49.63	350,000.00	347,816.96	01-Jun-2008	8	9.375%	24,008.50
2	0122939424	Oct-2008	01-Nov-2006	CA	75.00	487,500.00	485,248.93	01-Jan-2008	13	9.875%	49,561.12
2	0122939481	Mar-2009	01-Nov-2006	WA	75.00	261,750.00	259,611.80	01-May-2008	9	9.375%	18,241.37
2	0122939580	Apr-2009	01-Dec-2006	CA	80.00	348,000.00	348,000.00	01-Oct-2008	4	6.750%	10,875.00
2	0122940570	Apr-2009	01-Nov-2006	NY	80.00	800,000.00	785,729.05	01-Nov-2008	3	8.150%	25,005.47
2	0122940687	Dec-2008	01-Nov-2006	OH	90.00	76,500.00	76,069.88	01-Aug-2007	18	9.025%	10,760.72
2	0122940901	Dec-2007	01-Dec-2006	IL	90.00	109,800.00	109,631.24	01-Jul-2007	19	9.490%	17,225.12
2	0122941347	Dec-2008	01-Dec-2006	FL	90.00	189,000.00	189,000.00	01-Jul-2008	7	8.990%	12,034.62

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

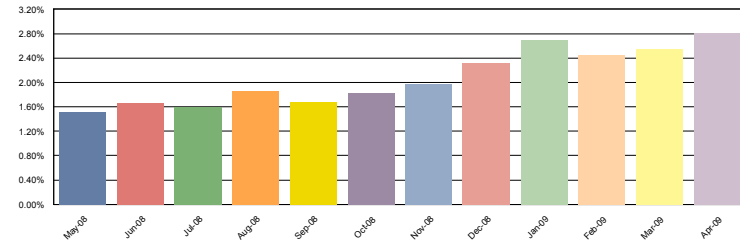
Contact: Customer Service - CTSLink
Wells Fargo Bank, N.A.
Securities Administration Services
8480 Stagecoach Circle
Frederick, MD 21701-4747
www.ctslink.com
Telephone: 1-866-846-4526
Fax: 240-586-8675

Bankruptcy Detail - All Mortgage Loans in Bankruptcy during Current Period

Summary

New Bankruptcy Loans	
Loans in Bankruptcy	25
Original Principal Balance	5,483,219.00
Current Actual Balance	5,462,072.47
Current Bankruptcy Total	
Loans in Bankruptcy	122
Original Principal Balance	27,336,015.20
Current Actual Balance	27,192,424.55

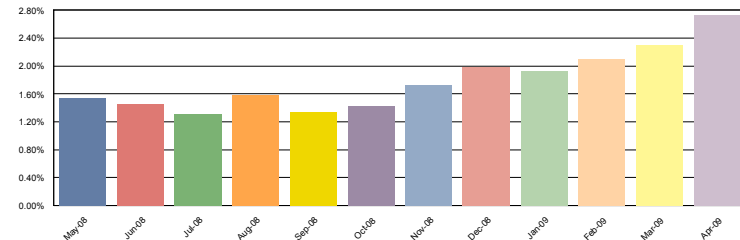
12 Month Bankruptcy History



1

New Bankruptcy Loans	
Loans in Bankruptcy	12
Original Principal Balance	2,603,319.00
Current Actual Balance	2,607,732.29
Current Bankruptcy Total	
Loans in Bankruptcy	55
Original Principal Balance	10,584,016.00
Current Actual Balance	10,553,797.33

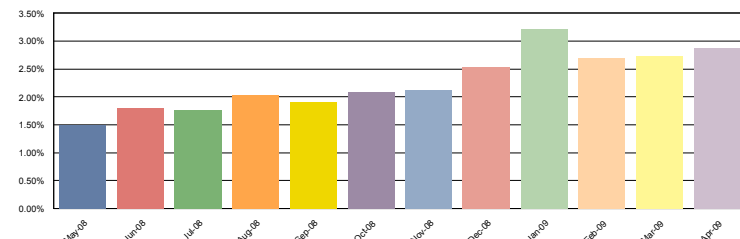
12 Month Bankruptcy History



2

New Bankruptcy Loans	
Loans in Bankruptcy	13
Original Principal Balance	2,879,900.00
Current Actual Balance	2,854,340.18
Current Bankruptcy Total	
Loans in Bankruptcy	67
Original Principal Balance	16,751,999.20
Current Actual Balance	16,638,627.22

12 Month Bankruptcy History



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

23-Apr-2009 10:47:41PM

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
1	0033176884	Oct-2008	01-Oct-2006	IL	90.00	247,500.00	243,267.83	01-Dec-2008	2	8.750%	6,682.68
1	0033198136	Nov-2008	01-Nov-2006	TN	80.00	166,400.00	165,658.39	01-Mar-2008	11	8.500%	14,332.23
1	0033305210	Nov-2008	01-Oct-2006	MD	100.00	200,000.00	197,156.33	01-Oct-2008	4	9.250%	8,714.60
1	0038644720	Jan-2009	01-Sep-2006	AR	80.00	76,000.00	75,972.69	01-Jan-2008	13	8.625%	7,715.85
1	0038754602	Jul-2008	01-Oct-2006	TX	80.00	76,000.00	75,500.03	01-Jul-2007	19	8.250%	10,212.92
1	0039105754	Jun-2008	01-Nov-2006	CA	80.00	312,000.00	312,000.00	01-Jul-2008	7	8.375%	17,647.50
1	0039203104	Oct-2008	01-Dec-2006	TX	88.32	174,000.00	172,194.84	01-Apr-2008	10	8.750%	14,153.40
1	0121793764	Apr-2009	01-Aug-2006	GA	85.00	136,850.00	133,177.51	01-Mar-2009	0	8.875%	1,859.66
1	0121794580	Aug-2008	01-Aug-2006	NV	89.33	201,000.00	197,845.65	01-Dec-2007	14	9.250%	22,965.36
1	0121797575	Jul-2008	01-Aug-2006	MD	90.00	320,400.00	316,245.31	01-Mar-2008	11	8.500%	27,288.59
1	0121798813	Nov-2007	01-Aug-2006	NJ	80.00	112,000.00	110,807.87	01-Apr-2008	10	10.000%	10,494.78
1	0121805956	Feb-2008	01-Aug-2006	TX	64.81	105,000.00	103,453.84	01-May-2008	9	8.375%	7,440.04
1	0121808257	Jun-2007	01-Aug-2006	MA	65.42	305,500.00	301,991.06	01-Oct-2008	4	6.875%	9,614.69
1	0121812051	Dec-2008	01-Aug-2006	IN	80.00	124,000.00	122,477.44	01-Feb-2008	12	8.500%	11,377.61
1	0121817993	Apr-2009	01-Sep-2006	KS	79.05	200,000.00	198,276.65	01-Jun-2008	8	7.125%	10,925.37
1	0122231137	Apr-2009	01-Oct-2006	CA	57.35	195,000.00	193,677.33	01-Jul-2008	7	8.000%	11,835.86
1	0122243876	Apr-2009	01-Oct-2006	PA	80.00	191,920.00	188,873.78	01-Jan-2008	13	8.500%	19,082.49
1	0122253792	Apr-2009	01-Oct-2006	CA	83.20	416,000.00	416,000.00	01-Dec-2007	14	7.625%	38,393.41
1	0122254063	Jan-2009	01-Oct-2006	CA	80.00	240,000.00	238,337.77	01-Sep-2008	5	8.375%	12,131.93
1	0122259096	Apr-2009	01-Sep-2006	CA	80.00	312,000.00	310,153.88	01-Jun-2008	8	8.500%	21,425.90
1	0122263254	Jan-2009	01-Oct-2006	NJ	95.00	346,750.00	346,750.00	01-Oct-2007	16	7.825%	38,099.16
1	0122265994	Sep-2007	01-Oct-2006	OH	100.00	61,800.00	61,253.79	01-Dec-2008	2	11.990%	2,344.70
1	0122270515	Oct-2008	01-Oct-2006	AZ	90.00	396,000.00	395,990.50	01-Feb-2008	12	8.550%	38,081.02
1	0122273436	Jan-2009	01-Oct-2006	MI	80.00	200,000.00	199,348.16	01-Mar-2008	11	8.000%	16,353.90
1	0122273451	Jan-2009	01-Oct-2006	MI	20.00	50,000.00	49,370.71	01-Sep-2008	5	10.350%	2,833.51
1	0122324973	Mar-2009	01-Oct-2006	CA	85.00	361,250.00	361,250.00	01-Jun-2008	8	8.600%	24,384.40
1	0122326473	Nov-2008	01-Sep-2006	MA	80.00	168,000.00	167,055.98	01-Oct-2007	16	10.725%	25,523.68
1	0122512387	Apr-2009	01-Sep-2006	TN	80.00	92,000.00	90,428.33	01-Feb-2009	0	9.350%	1,333.39
1	0122517766	Apr-2009	01-Oct-2006	AK	89.29	249,999.00	265,561.71	01-Oct-2008	4	8.875%	10,696.42
1	0122519978	Dec-2007	01-Oct-2006	MI	85.00	46,750.00	46,298.97	01-Mar-2008	11	12.100%	5,809.59
1	0122702046	Mar-2009	01-Oct-2006	CA	60.58	335,000.00	333,502.03	01-Mar-2008	11	8.700%	30,702.71
1	0122703283	Nov-2008	01-Nov-2006	CA	85.00	191,250.00	190,034.24	01-Jan-2009	1	9.125%	4,096.56
1	0122703697	Dec-2008	01-Nov-2006	DC	90.00	360,000.00	371,446.66	01-Sep-2008	5	8.650%	17,621.49
1	0122704760	Nov-2008	01-Nov-2006	MD	90.00	351,000.00	348,897.20	01-Oct-2007	16	6.125%	29,304.73
1	0122706484	Apr-2009	01-Nov-2006	IL	90.00	197,100.00	203,778.06	01-Sep-2008	5	9.100%	10,202.83
1	0122706617	Mar-2009	01-Nov-2006	IL	95.00	130,625.00	130,049.10	01-May-2008	9	8.950%	10,060.45
1	0122708142	Dec-2008	01-Nov-2006	WA	75.00	165,750.00	164,879.39	01-Mar-2009	0	10.250%	2,679.54
1	0122712433	Feb-2009	01-Nov-2006	FL	95.00	171,000.00	171,000.00	01-Mar-2008	11	7.925%	13,754.78
1	0122713217	Apr-2009	01-Nov-2006	MD	80.00	284,000.00	281,862.04	01-May-2008	9	9.375%	20,159.52
1	0122713308	Jan-2009	01-Nov-2006	FL	73.17	150,000.00	149,360.48	01-Mar-2008	11	9.625%	13,897.18

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

23-Apr-2009 10:47:41PM

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

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
1	0122716814	Mar-2009	01-Nov-2006	CT	85.00	191,972.00	191,750.79	01-May-2007	21	9.950%	34,661.83
1	0122719883	Mar-2009	01-Nov-2006	FL	80.00	166,400.00	165,628.83	01-Jul-2008	7	9.150%	10,734.64
1	0122721475	Feb-2009	01-Nov-2006	FL	80.00	224,000.00	222,843.55	01-May-2008	9	9.375%	17,199.19
1	0122727217	Oct-2007	01-Nov-2006	IL	80.00	148,800.00	148,449.31	01-Sep-2008	5	8.750%	7,141.69
1	0122729643	Feb-2009	01-Oct-2006	OR	80.00	188,000.00	187,888.39	01-Oct-2008	4	7.875%	7,711.23
1	0122729650	Feb-2009	01-Oct-2006	OR	20.00	47,000.00	46,330.13	01-Feb-2009	0	10.550%	775.83
1	0122733769	Feb-2009	01-Nov-2006	WA	90.00	121,500.00	130,650.64	01-May-2008	9	8.850%	9,966.70
1	0122737992	Mar-2009	01-Nov-2006	IL	71.79	112,000.00	109,424.25	01-Feb-2009	0	7.500%	1,276.04
1	0122738107	Nov-2007	01-Nov-2006	OR	80.00	158,400.00	153,820.17	01-Feb-2009	0	9.125%	2,210.42
1	0122741440	Apr-2009	01-Nov-2006	CO	80.00	171,200.00	170,026.71	01-Jul-2008	7	9.125%	10,411.28
1	0122743743	May-2008	01-Nov-2006	PA	75.00	168,750.00	167,394.28	01-Jul-2008	7	9.250%	10,112.68
1	0122745623	Mar-2009	01-Nov-2006	PA	85.00	198,900.00	195,608.60	01-Aug-2008	6	9.000%	10,656.50
1	0122904113	Apr-2009	01-Nov-2006	FL	85.00	157,250.00	155,916.29	01-Apr-2008	10	6.400%	9,173.33
1	0122906555	Feb-2009	01-Nov-2006	MI	80.00	88,000.00	85,957.44	01-Sep-2008	5	8.990%	4,247.85
1	0122906563	Feb-2009	01-Nov-2006	MI	20.00	22,000.00	20,922.40	01-Oct-2008	4	11.500%	1,148.79
2	0033089566	Dec-2008	01-Oct-2006	CA	63.64	700,000.00	700,000.00	01-Mar-2008	11	7.625%	55,781.21
2	0033322611	Jan-2009	01-Nov-2006	PA	80.00	72,000.00	70,500.34	01-Jan-2009	1	8.375%	1,386.91
2	0037757747	Apr-2009	01-May-2006	FL	85.00	131,750.00	130,041.43	01-Dec-2007	14	8.875%	14,119.03
2	0038955316	Jan-2008	01-Oct-2006	AL	100.00	142,780.00	142,120.05	01-Jul-2007	19	10.250%	24,131.17
2	0039030275	Apr-2008	01-Nov-2006	GA	80.00	91,200.00	89,984.04	01-Jul-2008	7	8.625%	5,467.89
2	0039169941	May-2008	01-Nov-2006	LA	100.00	106,500.00	105,447.42	01-Jul-2008	7	10.125%	7,595.85
2	0039192570	Jan-2008	01-Nov-2006	FL	100.00	255,800.00	255,800.00	01-Feb-2008	12	9.375%	23,928.04
2	0039197835	Sep-2008	01-Dec-2006	MI	80.00	204,800.00	204,019.43	01-Mar-2009	0	7.250%	2,295.22
2	0039214093	Jul-2008	01-Nov-2006	VA	80.00	116,000.00	115,467.76	01-Feb-2008	12	8.625%	11,216.11
2	0119755130	Dec-2007	01-Mar-2006	AZ	80.00	260,000.00	255,802.94	01-Jan-2008	13	10.250%	33,042.98
2	0119999613	Oct-2008	01-May-2006	FL	80.00	199,920.00	197,479.43	01-Aug-2007	18	9.750%	26,764.24
2	0121798995	Apr-2008	01-Aug-2006	OR	74.74	142,000.00	142,000.00	01-Nov-2007	15	7.125%	13,327.32
2	0121804397	Jul-2007	01-Aug-2006	TX	80.00	144,000.00	142,973.51	01-Jan-2008	13	10.875%	18,483.26
2	0121805303	Nov-2008	01-Aug-2006	CA	79.76	335,000.00	331,916.95	01-Apr-2008	10	6.700%	20,524.66
2	0121806657	Nov-2008	01-Aug-2006	CA	69.69	200,000.00	197,540.80	01-Nov-2008	3	6.875%	5,242.21
2	0121806970	Jan-2009	01-Aug-2006	CA	80.00	496,000.00	479,894.25	01-Feb-2009	0	6.150%	4,516.36
2	0121809263	Apr-2009	01-Aug-2006	CA	90.00	207,000.00	202,395.87	01-Nov-2008	3	7.600%	5,976.83
2	0121810170	Jul-2008	01-Aug-2006	LA	85.00	272,000.00	267,498.54	01-Jul-2008	7	8.305%	15,610.18
2	0121816409	Apr-2008	01-Aug-2006	TX	80.00	134,255.20	131,766.11	01-Jul-2008	7	8.125%	7,511.03
2	0121816532	Sep-2008	01-Sep-2006	TN	61.98	75,001.00	73,779.80	01-Jan-2009	1	9.400%	1,640.55
2	0121818728	Sep-2008	01-Aug-2006	TN	95.00	99,750.00	98,728.86	01-May-2008	9	10.450%	8,981.97
2	0122230618	Sep-2008	01-Sep-2006	CA	80.00	213,600.00	212,661.60	01-Jan-2008	13	8.625%	22,525.93
2	0122232861	Sep-2007	01-Oct-2006	DC	95.00	337,250.00	336,715.38	01-Nov-2007	15	8.400%	37,646.76
2	0122239569	Apr-2009	01-Oct-2006	FL	74.44	198,000.00	197,061.89	01-Apr-2008	10	8.700%	16,799.72
2	0122246846	Mar-2009	01-Oct-2006	NV	80.00	254,432.00	253,127.73	01-Jun-2008	8	8.800%	18,531.48

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

23-Apr-2009 10:47:41PM

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	0122247000	Apr-2009	01-Nov-2006	SD	20.00	20,000.00	19,748.07	01-Feb-2009	0	11.900%	375.14
2	0122252877	Dec-2008	01-Oct-2006	CA	80.00	468,000.00	468,000.00	01-Jan-2008	13	8.375%	43,547.40
2	0122267685	Feb-2009	01-Sep-2006	OR	75.00	570,000.00	566,286.94	01-Jan-2008	13	7.150%	49,340.12
2	0122272289	Apr-2009	01-Oct-2006	WA	75.00	142,500.00	141,329.78	01-Feb-2008	12	9.900%	15,444.59
2	0122279698	Mar-2008	01-Oct-2006	MO	65.00	50,700.00	50,484.74	01-Sep-2008	5	9.950%	2,781.30
2	0122281058	Jan-2009	01-Oct-2006	VA	90.00	180,000.00	178,462.16	01-Sep-2007	17	8.125%	21,400.93
2	0122514011	Jan-2009	01-Sep-2006	CA	90.00	675,000.00	657,946.53	01-Sep-2008	5	6.250%	21,994.59
2	0122515364	Mar-2009	01-Aug-2006	CA	89.92	589,000.00	588,819.00	01-Mar-2009	0	7.375%	6,746.88
2	0122516735	Dec-2008	01-Oct-2006	PA	26.28	51,501.00	51,282.41	01-Jul-2007	19	10.375%	8,820.38
2	0122520059	Jan-2009	01-Sep-2006	WI	95.00	142,500.00	141,480.15	01-Feb-2009	0	9.000%	2,004.04
2	0122522360	Nov-2007	01-Oct-2006	IL	89.59	66,300.00	66,263.36	01-Oct-2008	4	10.250%	3,230.34
2	0122524028	Mar-2009	01-Oct-2006	TX	80.00	105,600.00	103,359.98	01-Mar-2009	0	8.350%	1,352.82
2	0122524283	Apr-2009	01-Oct-2006	FL	85.00	216,750.00	215,948.08	01-Jul-2007	19	7.200%	25,218.98
2	0122524812	Oct-2007	01-Oct-2006	TN	80.00	67,920.00	67,143.87	01-Nov-2008	3	10.550%	2,808.81
2	0122704588	Apr-2009	01-Nov-2006	MD	85.00	501,500.00	499,290.80	01-Dec-2008	2	7.425%	11,522.09
2	0122704836	Jan-2009	01-Nov-2006	MD	100.00	560,000.00	555,274.13	01-Jan-2008	13	9.115%	59,535.42
2	0122705254	Dec-2008	01-Nov-2006	CA	90.00	179,100.00	178,576.92	01-Mar-2008	11	9.125%	15,604.94
2	0122705676	Apr-2009	01-Nov-2006	IL	85.00	140,250.00	139,623.55	01-Aug-2008	6	9.450%	8,324.27
2	0122706351	May-2008	01-Nov-2006	IL	80.00	240,000.00	237,354.18	01-Apr-2008	10	8.750%	19,508.55
2	0122713050	May-2007	01-Nov-2006	CA	90.00	378,000.00	378,000.00	01-Oct-2008	4	9.000%	16,104.38
2	0122718851	Feb-2009	01-Nov-2006	NV	20.00	36,000.00	35,702.22	01-Sep-2008	5	11.450%	2,278.47
2	0122719198	Jun-2008	01-Nov-2006	NC	100.00	425,000.00	416,418.16	01-Mar-2009	0	8.300%	5,415.56
2	0122721491	Feb-2009	01-Nov-2006	FL	80.00	180,000.00	179,470.50	01-Sep-2007	17	9.375%	22,254.36
2	0122721889	Aug-2008	01-Nov-2006	OH	65.00	33,800.00	38,797.91	01-Sep-2008	5	4.000%	909.37
2	0122722127	Apr-2009	01-Nov-2006	WI	100.00	96,500.00	96,152.70	01-Aug-2007	18	11.150%	17,001.94
2	0122722200	Aug-2007	01-Nov-2006	WI	100.00	138,000.00	136,940.22	01-Dec-2008	2	12.450%	5,451.97
2	0122724107	Sep-2007	01-Nov-2006	OR	85.00	250,750.00	250,169.32	01-Aug-2007	18	9.000%	34,889.68
2	0122726474	Apr-2009	01-Nov-2006	NJ	84.63	194,650.00	191,909.62	01-Jun-2008	8	8.300%	12,431.88
2	0122729890	Apr-2009	01-Nov-2006	CT	100.00	225,000.00	224,803.97	01-Apr-2007	22	10.350%	44,205.08
2	0122730120	Apr-2009	01-Nov-2006	CA	80.00	406,000.00	406,000.00	01-Jan-2007	25	9.375%	69,477.47
2	0122730559	Sep-2008	01-Nov-2006	CA	80.00	620,000.00	620,000.00	01-Feb-2008	12	9.125%	52,777.50
2	0122733835	Mar-2009	01-Nov-2006	WA	80.00	202,169.00	200,598.51	01-Sep-2008	5	9.125%	9,841.61
2	0122733843	May-2008	01-Nov-2006	WA	20.00	50,543.00	50,165.02	01-Sep-2008	5	11.925%	3,340.63
2	0122737760	Nov-2008	01-Nov-2006	CA	100.00	549,000.00	545,098.78	01-Jan-2008	13	10.300%	66,542.36
2	0122738818	Feb-2009	01-Nov-2006	CA	80.00	477,638.00	477,637.95	01-Sep-2007	17	9.000%	55,535.25
2	0122902877	Mar-2009	01-Nov-2006	UT	80.00	399,888.00	398,099.15	01-Jul-2008	7	9.125%	23,370.88
2	0122904832	Aug-2007	01-Nov-2006	IL	47.69	62,000.00	60,982.07	01-Oct-2008	4	8.300%	2,373.75
2	0122908619	Feb-2009	01-Nov-2006	CA	95.00	365,702.00	365,701.96	01-May-2008	9	8.000%	22,810.57
2	0122939499	Apr-2009	01-Nov-2006	WA	80.00	400,000.00	390,034.42	01-Jan-2009	1	6.775%	6,112.40
2	0122940711	Mar-2009	01-Dec-2006	OH	85.00	86,700.00	87,195.10	01-Nov-2008	3	9.750%	3,345.58

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

23-Apr-2009 10:47:41PM

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	0122941354	Jan-2009	01-Nov-2006	MD	80.00	655,200.00	664,021.66	01-Aug-2008	6	6.125%	24,852.13
2	0122941362	Jan-2009	01-Nov-2006	MD	20.00	163,800.00	163,329.20	01-Sep-2008	5	5.000%	4,269.77

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

23-Apr-2009 10:47:41PM

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

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	89	17,939,329.67	5,760,641.51	1.493 %	0	0.00	0.00	0.000 %	89	17,939,329.67	5,760,641.51	1.493 %
2	108	26,391,791.46	8,702,430.44	1.510 %	0	0.00	0.00	0.000 %	108	26,391,791.46	8,702,430.44	1.510 %
Total	197	44,331,121.13	14,463,071.95	1.503 %	0	0.00	0.00	0.000 %	197	44,331,121.13	14,463,071.95	1.503 %

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	0033322389	60,000.00	8.890%	KS	75.00	360	58,894.26	03/31/2009	67,230.64	67,230.64
1	0038923652	150,520.00	7.500%	TX	80.00	360	146,829.44	03/03/2009	7,288.80	7,288.80
1	0039054218	145,000.00	9.125%	NE	100.00	360	141,869.22	12/01/2008	40,525.40	40,525.40
1	0039232582	164,000.00	7.500%	NV	80.00	360	162,216.33	03/25/2009	132,474.97	132,474.97
1	0122231582	288,000.00	9.500%	CA	80.00	360	288,000.00	01/19/2009	(470.97)	176,901.48
1	0122236029	28,000.00	10.600%	IL	20.00	180	27,623.92	03/31/2009	30,178.56	30,178.56
1	0122236649	288,000.00	9.300%	CA	90.00	360	286,522.29	08/25/2008	(157.54)	246,364.86
1	0122248867	314,400.00	10.050%	RI	80.00	360	309,904.16	01/20/2009	(1,106.37)	229,772.00
1	0122251671	112,000.00	11.750%	PA	70.00	360	111,709.76	09/18/2008	(1,618.64)	45,910.71
1	0122251796	53,980.00	11.800%	NV	20.00	180	53,380.44	03/31/2009	57,814.01	57,814.01
1	0122254634	380,000.00	8.000%	CA	74.22	360	376,022.93	03/31/2009	200,427.41	200,427.41
1	0122254907	24,867.00	11.800%	FL	20.00	180	24,623.50	03/11/2009	26,077.70	26,077.70
1	0122259625	210,000.00	8.625%	NV	80.00	360	210,000.00	03/19/2009	121,499.92	121,499.92
1	0122262744	213,750.00	8.150%	NJ	75.00	360	213,750.00	01/02/2009	135,406.96	135,406.96
1	0122263783	272,700.00	7.850%	IL	90.00	360	270,005.70	01/20/2009	(3,034.27)	197,113.17
1	0122265309	22,400.00	10.400%	OH	20.00	180	22,124.59	12/31/2008	150.00	25,709.21
1	0122266257	132,660.00	8.375%	AZ	66.00	360	131,235.70	03/04/2009	124,715.48	124,715.48
1	0122269772	350,000.00	9.000%	IL	79.91	360	343,355.70	03/04/2009	262,587.05	262,587.05
1	0122270234	255,000.00	9.625%	AZ	85.00	360	253,161.13	11/20/2008	198,259.11	198,259.11
1	0122270572	178,500.00	9.000%	AZ	84.20	360	175,172.02	01/29/2009	105.21	165,207.51
1	0122270721	53,800.00	10.350%	AZ	20.00	180	53,028.50	03/31/2009	57,489.77	57,489.77
1	0122271026	216,000.00	8.625%	CA	64.48	360	213,412.06	03/19/2009	105,514.92	105,514.92
1	0122272164	157,600.00	8.500%	WA	80.00	360	157,600.00	03/10/2009	48,028.37	48,028.37
1	0122273238	69,000.00	8.925%	MO	83.13	360	67,812.95	12/31/2008	(6,841.85)	68,541.26
1	0122279771	25,500.00	9.175%	IL	85.00	360	25,115.28	12/11/2008	35,446.31	35,446.31
1	0122323918	306,000.00	8.990%	NV	90.00	360	306,000.00	01/30/2009	(1,289.00)	67,655.32
1	0122512304	45,000.00	11.850%	MS	90.00	360	44,501.77	04/15/2009	41,570.66	41,570.66
1	0122523319	256,500.00	7.750%	CA	66.62	360	249,530.63	04/15/2009	182,449.89	182,449.89

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

23-Apr-2009 10:47:41PM

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

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	0122701840	187,200.00	9.375%	CA	80.00	360	185,619.93	12/03/2008	(1,353.11)	169,591.81
1	0122703051	320,000.00	8.750%	CA	100.00	360	318,958.16	11/18/2008	(1,666.19)	267,050.96
1	0122703168	375,000.00	9.250%	CA	89.29	360	375,000.00	02/24/2009	(517.41)	357,273.21
1	0122703267	269,750.00	9.250%	CA	65.00	360	267,660.37	03/16/2009	123,248.85	123,248.85
1	0122703812	292,000.00	9.200%	VA	80.00	360	290,457.79	09/25/2008	(50.00)	129,447.89
1	0122705957	186,400.00	8.963%	IL	80.00	360	186,400.00	03/31/2009	103,008.91	103,008.91
1	0122707052	400,000.00	9.250%	CA	79.21	360	398,199.45	06/23/2008	(506.30)	287,983.83
1	0122707177	265,000.00	9.000%	CA	76.81	360	262,156.13	03/23/2009	202,011.69	202,011.69
1	0122707268	199,500.00	9.000%	CA	95.00	360	198,197.27	11/10/2008	(2,542.53)	161,189.36
1	0122707979	222,300.00	9.900%	CA	90.00	360	222,299.03	03/05/2009	193,682.89	193,682.89
1	0122708456	200,000.00	8.000%	FL	80.00	360	198,104.17	03/25/2009	132,528.93	132,528.93
1	0122709835	243,750.00	9.875%	CA	75.00	360	242,185.27	01/20/2009	(1,685.60)	104,712.87
1	0122710866	225,250.00	9.550%	CA	85.00	360	223,872.81	02/24/2009	(1,479.00)	227,741.39
1	0122713746	401,590.00	8.250%	CA	80.00	360	395,412.01	06/25/2008	(248.79)	195,549.46
1	0122713787	196,000.00	7.200%	CA	70.00	360	190,940.53	03/19/2009	179,159.60	179,159.60
1	0122715444	40,000.00	11.900%	MI	20.00	180	39,608.97	03/31/2009	43,268.74	43,268.74
1	0122715477	40,000.00	10.625%	MI	57.14	360	39,594.50	03/19/2009	58,588.07	58,588.07
1	0122716368	237,500.00	10.300%	CT	95.00	360	236,420.28	03/19/2009	252,420.69	252,420.69
1	0122716541	163,800.00	8.775%	CT	90.00	360	162,687.70	02/04/2009	(1,214.00)	167,565.26
1	0122717531	157,500.00	8.725%	GA	90.00	360	154,458.54	03/30/2009	85,016.32	85,016.32
1	0122717754	119,850.00	10.100%	PA	87.48	360	118,412.54	10/14/2008	(881.09)	99,992.30
1	0122718349	350,000.00	9.125%	NV	87.50	360	350,000.00	11/03/2008	276,642.76	276,642.76
1	0122718539	200,250.00	8.000%	NV	75.00	360	197,935.55	03/30/2009	143,332.14	143,332.14
1	0122720063	391,500.00	9.000%	CA	92.12	360	388,156.87	02/24/2009	(1,333.00)	198,771.18
1	0122721756	33,749.00	11.250%	FL	15.00	180	33,415.02	03/11/2009	34,577.45	34,577.45
1	0122721921	140,250.00	8.990%	IL	85.00	360	138,147.80	03/30/2009	160,874.05	160,874.05
1	0122723034	200,000.00	8.950%	MN	80.00	360	196,303.78	03/16/2009	119,183.50	119,183.50
1	0122724073	384,000.00	8.000%	CA	80.00	360	382,476.49	12/03/2008	(521.28)	173,784.56
1	0122724099	265,000.00	7.590%	CA	75.00	360	262,493.78	12/15/2008	180,292.35	180,292.35
1	0122728165	123,300.00	11.150%	OH	90.00	360	122,618.41	11/26/2007	(2,763.50)	60,498.32
1	0122728892	179,000.00	7.150%	AZ	77.83	360	174,505.51	01/26/2009	87,010.68	87,010.68
1	0122729098	178,500.00	9.000%	AZ	85.00	360	177,190.24	03/11/2009	134,688.80	134,688.80
1	0122729569	126,400.00	8.080%	GA	80.00	360	126,400.00	08/19/2008	(837.07)	49,442.60
1	0122729700	192,000.00	9.125%	OR	80.00	360	187,242.62	03/30/2009	39,644.25	39,644.25
1	0122729825	293,600.00	9.000%	CA	80.00	360	293,600.00	02/23/2009	(1,290.00)	262,518.92
1	0122730484	285,000.00	8.600%	CA	95.00	360	284,916.19	12/12/2008	267,152.22	267,152.22
1	0122731383	33,800.00	12.450%	IL	20.00	180	33,493.73	03/31/2009	36,750.24	36,750.24
1	0122731631	232,000.00	8.000%	IL	80.00	360	230,198.44	01/28/2009	(3,503.00)	263,075.25
1	0122733058	369,750.00	9.000%	CA	87.00	360	367,031.36	03/17/2009	159,057.75	159,057.75
1	0122734098	80,000.00	10.450%	MI	100.00	360	79,146.14	03/04/2009	103,466.63	103,466.63

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

23-Apr-2009 10:47:41PM

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

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	0122735616	397,000.00	9.950%	NV	100.00	360	397,000.00	08/07/2008	(721.50)	86,983.47
1	0122736192	30,800.00	11.900%	UT	20.00	180	30,601.61	03/11/2009	31,018.82	31,018.82
1	0122737638	214,000.00	8.338%	CA	60.28	360	212,153.64	03/05/2009	139,078.38	139,078.38
1	0122737687	315,000.00	9.875%	CA	74.12	360	311,575.91	03/31/2009	173,449.27	173,449.27
1	0122738131	191,700.00	9.000%	CA	90.00	360	190,154.88	03/04/2009	163,336.81	163,336.81
1	0122738412	240,000.00	9.000%	CA	72.73	360	238,066.38	01/28/2009	(113.56)	170,642.09
1	0122738446	279,000.00	9.000%	CA	90.00	360	277,022.12	12/11/2008	(1,906.66)	276,131.39
1	0122738693	266,000.00	9.250%	CA	70.00	360	263,691.60	02/13/2009	(1,207.03)	192,897.56
1	0122738727	361,600.00	9.500%	CA	80.00	360	361,600.00	11/24/2008	(3,207.99)	287,967.91
1	0122741614	142,400.00	8.125%	AZ	80.00	360	139,156.46	03/06/2009	154,746.69	154,746.69
1	0122742513	284,700.00	6.750%	CA	73.00	360	284,700.00	11/21/2008	(488.26)	213,121.60
1	0122743297	180,000.00	7.425%	CA	90.00	360	179,206.93	11/25/2008	(461.67)	119,867.14
1	0122744725	108,400.00	8.875%	GA	80.00	360	106,254.16	02/04/2009	(1,663.48)	70,226.38
1	0122745060	117,600.00	9.500%	IL	80.00	360	117,600.00	02/17/2009	(523.60)	132,251.90
1	0122746225	55,000.00	12.500%	PA	20.00	180	54,618.25	03/11/2009	54,923.03	54,923.03
1	0122746431	64,350.00	9.250%	PA	90.00	360	63,708.34	08/07/2008	(285.00)	69,250.48
1	0122904584	391,000.00	9.875%	CA	85.00	360	391,000.00	11/11/2008	(1,435.14)	230,128.12
1	0122908494	342,000.00	9.000%	CA	90.00	360	342,000.00	12/03/2008	(1,591.18)	262,884.55
1	0122940992	54,400.00	9.875%	MI	85.00	360	53,677.42	02/25/2009	(13,970.57)	40,476.53
1	0122941024	114,000.00	9.950%	MI	95.00	360	112,464.43	03/27/2009	117,917.51	117,917.51
1	0122941065	360,000.00	8.625%	CA	80.00	360	357,757.88	10/08/2008	(191.50)	201,854.31
2	0033138439	194,750.00	8.250%	AZ	95.00	360	194,750.00	03/31/2009	72,929.81	72,929.81
2	0033151994	508,000.00	8.625%	CA	80.00	360	508,000.00	05/06/2008	(1,526.27)	286,281.26
2	0038967915	240,000.00	8.500%	TX	80.00	360	234,352.74	03/12/2009	106,188.81	106,188.81
2	0039041710	270,000.00	9.375%	IL	100.00	360	267,867.02	03/23/2009	183,609.45	183,609.45
2	0039063953	194,464.00	7.875%	NJ	80.00	360	190,914.21	09/22/2008	983.96	53,252.78
2	0039286919	344,000.00	7.375%	CA	80.00	360	343,894.29	03/27/2009	228,272.09	228,272.09
2	0121806889	288,000.00	6.400%	NV	87.27	480	283,489.56	03/15/2009	(6,662.58)	123,747.11
2	0121813653	76,500.00	8.750%	MO	90.00	480	75,856.17	03/15/2009	(521.66)	76,143.67
2	0121815195	60,800.00	11.550%	TX	80.00	360	60,106.94	02/15/2009	(553.72)	32,824.78
2	0122235781	61,200.00	10.200%	IN	90.00	360	60,448.54	11/17/2008	90,208.45	90,208.45
2	0122236763	603,000.00	9.125%	CA	90.00	360	598,302.07	01/23/2009	(266.65)	489,964.27
2	0122236979	192,000.00	8.000%	CA	80.00	360	190,573.65	08/25/2008	(240.98)	113,103.49
2	0122237720	280,000.00	9.500%	CA	80.00	360	277,598.65	01/22/2009	(589.37)	232,696.34
2	0122241771	56,000.00	11.650%	CA	20.00	180	55,408.07	03/11/2009	57,324.32	57,324.32
2	0122247315	44,250.00	9.200%	MI	76.29	360	43,479.09	03/25/2009	50,291.48	50,291.48
2	0122249063	37,380.00	12.850%	CT	20.00	180	37,069.08	03/31/2009	40,419.87	40,419.87
2	0122252182	292,000.00	7.875%	NV	80.00	360	292,000.00	03/05/2009	192,320.59	192,320.59
2	0122257439	579,000.00	8.350%	MN	93.39	360	573,837.06	03/24/2009	540,016.12	540,016.12
2	0122257496	108,000.00	9.050%	MN	90.00	360	107,209.54	03/24/2009	70,070.81	70,070.81

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

23-Apr-2009 10:47:41PM

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

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	0122257801	220,500.00	8.975%	MN	90.00	360	216,293.53	03/04/2009	215,217.68	215,217.68
2	0122257926	220,000.00	9.375%	MN	80.00	360	216,137.61	12/16/2008	219,041.36	219,041.36
2	0122258965	456,000.00	9.000%	CA	95.00	360	452,850.17	12/30/2008	(847.96)	154,950.42
2	0122261043	280,000.00	9.750%	CA	80.00	360	278,444.70	01/02/2009	195,607.09	195,607.09
2	0122261340	332,000.00	8.375%	CA	80.00	360	332,000.00	03/23/2009	276,187.05	276,187.05
2	0122263759	488,000.00	8.825%	IL	80.00	360	484,329.25	02/26/2009	(4,479.00)	354,391.96
2	0122267826	260,000.00	9.375%	CA	80.00	360	260,000.00	02/26/2009	(498.07)	222,444.98
2	0122271091	316,350.00	8.350%	CA	95.00	360	313,481.74	11/20/2008	92,695.12	92,695.12
2	0122274038	429,000.00	8.625%	CA	64.51	360	425,212.10	03/03/2009	179,453.15	179,453.15
2	0122274152	185,300.00	9.250%	AZ	85.00	360	184,109.04	09/17/2008	(449.62)	105,330.58
2	0122275209	49,980.00	11.025%	FL	20.00	180	49,416.82	03/11/2009	51,619.56	51,619.56
2	0122277122	170,000.00	10.700%	CA	20.00	180	167,701.15	03/31/2009	180,260.28	180,260.28
2	0122277338	510,000.00	8.350%	CA	85.00	360	505,444.00	03/18/2009	288,630.94	288,630.94
2	0122277692	43,000.00	12.600%	CA	20.00	180	41,573.39	03/31/2009	47,220.94	47,220.94
2	0122323249	72,549.00	12.900%	IL	20.00	180	72,042.83	03/11/2009	73,973.83	73,973.83
2	0122324825	88,000.00	12.025%	CA	20.00	180	87,227.68	03/11/2009	90,282.47	90,282.47
2	0122514359	525,000.00	6.050%	CA	73.94	360	524,650.00	04/15/2009	174,067.42	174,067.42
2	0122522204	196,000.00	7.125%	NH	78.40	480	193,640.33	03/15/2009	(269.37)	157,339.90
2	0122522824	51,500.00	11.600%	TX	100.00	360	50,864.24	02/15/2009	(470.70)	17,867.13
2	0122523749	76,000.00	9.430%	TN	89.41	360	74,659.35	04/15/2009	70,926.61	70,926.61
2	0122524150	256,500.00	7.875%	AZ	90.00	360	250,608.62	04/15/2009	108,318.78	108,318.78
2	0122702434	520,000.00	9.125%	CA	80.00	360	519,664.13	12/02/2008	249,495.51	249,495.51
2	0122703143	284,000.00	9.375%	CA	80.00	360	284,000.00	03/04/2009	172,561.20	172,561.20
2	0122703176	494,000.00	8.650%	CA	95.00	360	490,095.75	03/17/2009	416,052.95	416,052.95
2	0122706500	180,000.00	9.000%	IL	90.00	360	178,806.66	02/27/2009	(1,113.80)	188,174.88
2	0122707151	445,000.00	9.050%	CA	100.00	360	444,064.56	07/28/2008	(401.21)	261,193.07
2	0122707227	148,500.00	9.125%	CO	90.00	360	147,433.07	03/25/2009	68,812.10	68,812.10
2	0122708126	198,000.00	9.250%	FL	90.00	360	196,729.63	02/27/2009	74.69	156,996.99
2	0122709678	435,000.00	9.375%	CA	87.88	360	432,019.91	01/22/2009	(481.00)	347,745.41
2	0122710239	450,500.00	9.150%	NJ	85.00	360	450,500.00	03/09/2009	266,466.33	266,466.33
2	0122711823	376,000.00	8.875%	CA	80.00	360	375,847.60	09/23/2008	(246.66)	242,844.68
2	0122712375	516,000.00	8.700%	CA	80.00	360	515,773.91	08/27/2008	(1,118.26)	262,127.51
2	0122712896	396,000.00	7.050%	CA	80.00	360	396,000.00	05/27/2008	(393.41)	145,102.24
2	0122713597	436,500.00	9.000%	CA	90.00	360	436,500.00	02/09/2009	(768.44)	304,322.98
2	0122713738	505,000.00	8.250%	CA	94.92	360	505,000.00	06/23/2008	(345.98)	65,921.70
2	0122713894	284,000.00	6.800%	CA	80.00	360	281,583.74	05/29/2008	(323.21)	137,233.07
2	0122714132	387,000.00	9.000%	CA	90.00	360	387,000.00	01/28/2009	(974.95)	186,380.08
2	0122715808	78,000.00	11.450%	MI	100.00	360	77,477.57	03/05/2009	99,290.51	99,290.51
2	0122717614	148,000.00	8.850%	FL	80.00	360	146,976.00	01/08/2009	168,779.13	168,779.13
2	0122718679	227,920.00	9.500%	NV	80.00	360	227,783.33	03/16/2009	139,431.28	139,431.28

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

23-Apr-2009 10:47:41PM

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

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	0122720048	115,000.00	11.450%	CA	20.00	180	113,774.08	03/11/2009	118,578.83	118,578.83
2	0122721533	36,800.00	11.650%	FL	20.00	180	36,479.64	02/10/2009	(181.51)	38,062.56
2	0122721632	212,400.00	8.050%	FL	90.00	360	208,239.32	03/30/2009	231,402.13	231,402.13
2	0122722192	79,200.00	8.250%	OH	90.00	360	77,827.36	03/02/2009	102,704.77	102,704.77
2	0122723265	143,000.00	9.950%	MN	89.99	360	140,994.04	01/07/2009	40.24	62,237.85
2	0122724594	114,000.00	10.300%	CA	20.00	180	112,510.03	01/22/2009	112,804.03	112,804.03
2	0122725294	172,000.00	9.000%	CA	80.00	360	171,225.89	12/11/2008	(1,203.29)	84,260.72
2	0122725427	527,750.00	6.950%	CA	85.81	360	525,329.78	08/27/2008	(86.84)	263,029.09
2	0122725559	187,500.00	9.000%	NV	75.00	360	186,141.81	12/23/2008	(413.19)	132,933.11
2	0122725658	463,500.00	9.000%	CA	90.00	360	459,080.47	03/31/2009	291,464.22	291,464.22
2	0122726896	66,944.00	11.975%	GA	20.00	180	66,334.32	03/11/2009	69,500.49	69,500.49
2	0122729163	43,000.00	12.050%	AZ	20.00	180	42,656.14	02/10/2009	(273.00)	44,797.34
2	0122729403	201,197.00	9.125%	AZ	80.00	360	200,225.76	03/18/2009	95,471.98	95,471.98
2	0122730005	288,000.00	9.625%	CA	80.00	360	285,547.38	01/29/2009	(897.59)	240,321.82
2	0122731540	104,800.00	9.725%	IL	80.00	360	103,261.71	01/28/2009	483.00	72,842.24
2	0122731615	186,000.00	10.800%	IL	100.00	360	185,270.65	01/28/2009	119.60	127,465.30
2	0122734049	51,000.00	11.600%	MI	20.00	180	50,447.97	03/31/2009	54,588.28	54,588.28
2	0122735533	603,250.00	9.000%	CA	95.00	360	603,245.18	03/31/2009	344,288.51	344,288.51
2	0122736416	85,500.00	9.350%	UT	90.00	360	83,994.07	02/24/2009	(756.00)	31,820.59
2	0122736986	160,000.00	8.800%	UT	80.00	360	156,955.23	03/16/2009	110,958.88	110,958.88
2	0122737620	155,451.00	10.150%	CA	20.00	180	153,064.03	03/11/2009	159,168.38	159,168.38
2	0122738115	231,200.00	9.125%	CA	80.00	360	230,020.06	03/04/2009	204,113.13	204,113.13
2	0122738339	228,000.00	9.500%	CA	80.00	360	226,107.47	11/25/2008	(1,335.70)	210,261.21
2	0122738495	60,000.00	12.600%	CA	20.00	180	59,493.89	03/31/2009	64,633.71	64,633.71
2	0122739212	55,000.00	9.800%	MO	70.51	360	54,266.46	02/19/2009	461.00	58,651.61
2	0122739246	78,200.00	9.550%	MO	85.00	360	76,915.82	03/16/2009	51,743.77	51,743.77
2	0122739790	513,000.00	9.125%	CA	90.00	360	511,749.14	09/04/2008	(1,019.00)	413,279.05
2	0122742018	181,520.00	9.125%	AZ	80.00	360	180,901.61	11/25/2008	173.79	79,175.05
2	0122742539	476,000.00	9.000%	CA	85.00	360	472,711.94	02/24/2009	(1,147.00)	178,477.28
2	0122742679	176,000.00	9.625%	CA	80.00	360	175,346.44	03/30/2009	165,882.81	165,882.81
2	0122743024	74,000.00	10.425%	CA	20.00	180	73,094.73	03/11/2009	76,160.07	76,160.07
2	0122743917	240,000.00	8.125%	IL	80.00	360	237,545.84	03/30/2009	181,792.30	181,792.30
2	0122744519	208,250.00	9.765%	NV	85.00	360	207,001.48	03/19/2009	160,067.13	160,067.13
2	0122745516	316,000.00	9.375%	CA	80.00	360	315,926.60	02/13/2009	(1,800.08)	182,627.15
2	0122747595	126,060.00	10.950%	MD	20.00	180	124,733.35	03/11/2009	128,747.42	128,747.42
2	0122903461	93,600.00	10.650%	OH	80.00	360	93,216.34	01/22/2009	(1,574.00)	91,325.97
2	0122903669	501,500.00	8.075%	MI	85.00	360	499,664.62	09/04/2008	(3,806.92)	387,941.58
2	0122903875	265,000.00	8.300%	GA	100.00	360	262,858.65	01/19/2009	(1,880.89)	169,675.17
2	0122904998	315,350.00	9.125%	NV	85.00	360	310,547.22	10/30/2008	93,530.55	93,530.55
2	0122906001	360,000.00	7.900%	CA	80.00	360	360,000.00	07/07/2008	(575.68)	152,939.22

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

23-Apr-2009 10:47:41PM

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	0122906191	191,250.00	10.700%	IL	85.00	360	188,853.25	03/03/2009	69,592.62	69,592.62
2	0122906456	142,000.00	10.125%	AZ	71.90	360	140,686.93	03/30/2009	154,847.39	154,847.39
2	0122907280	244,000.00	10.250%	NV	80.00	360	244,000.00	01/29/2009	132.41	156,770.42
2	0122907439	100,000.00	12.400%	NY	20.00	180	99,092.35	03/27/2009	105,665.19	105,665.19
2	0122907520	361,000.00	10.900%	NY	100.00	360	361,000.00	10/24/2008	84.00	7,250.55
2	0122909153	260,000.00	10.715%	MN	100.00	360	256,877.99	02/04/2009	247.38	83,935.81
2	0122909377	300,000.00	9.900%	NJ	100.00	360	296,086.20	12/02/2008	1,168.00	113,929.60
2	0122940869	107,800.00	11.500%	CA	20.00	180	106,552.93	03/27/2009	115,192.25	115,192.25
2	0122941008	195,300.00	8.850%	MI	90.00	360	194,836.20	09/05/2008	14.00	130,763.61

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

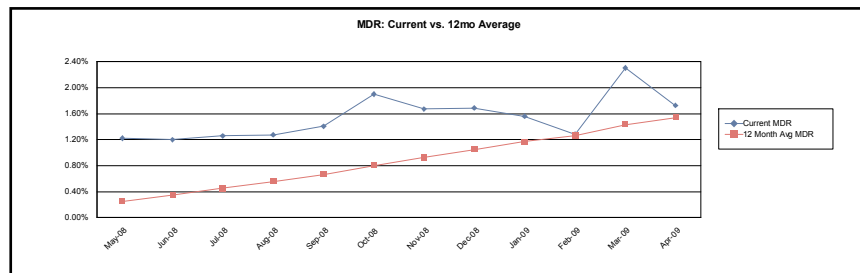
Contact: Customer Service - CTSLink
Wells Fargo Bank, N.A.
Securities Administration Services
8480 Stagecoach Circle
Frederick, MD 21701-4747
www.ctslink.com
Telephone: 1-866-846-4526
Fax: 240-586-8675

Realized Loss Report - Collateral

Summary

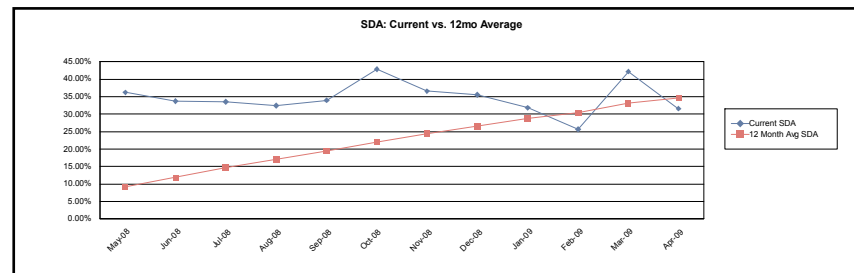
MDR

Current Month 1.727%
3 Month Average 1.771%
12 Month Average 1.541%



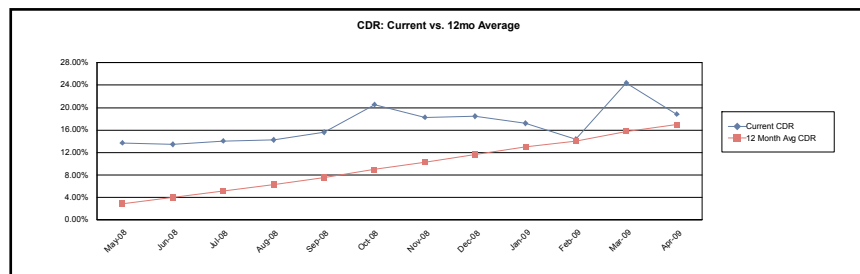
SDA

Current Month 31.591%
3 Month Average 33.154%
12 Month Average 34.676%



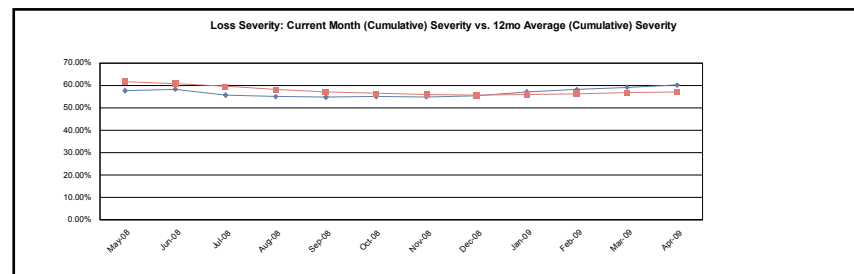
CDR

Current Month 18.868%
3 Month Average 19.207%
12 Month Average 16.947%



Loss Severity

Current Month (Cumulative) 60.170%
3 Month Average (Cumulative) 59.192%
12 Month Average (Cumulative) 56.821%



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

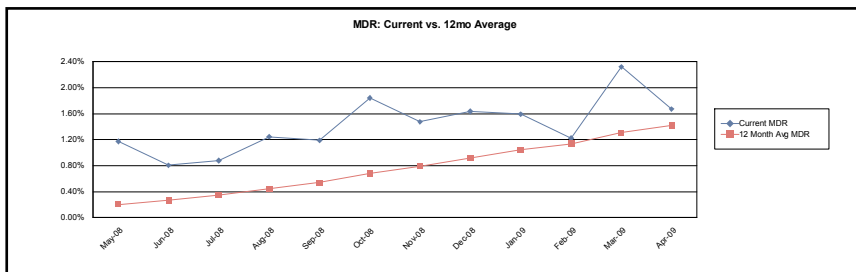
Contact: Customer Service - CTSLink
Wells Fargo Bank, N.A.
Securities Administration Services
8480 Stagecoach Circle
Frederick, MD 21701-4747
www.ctslink.com
Telephone: 1-866-846-4526
Fax: 240-586-8675

Realized Loss Report - Collateral

1

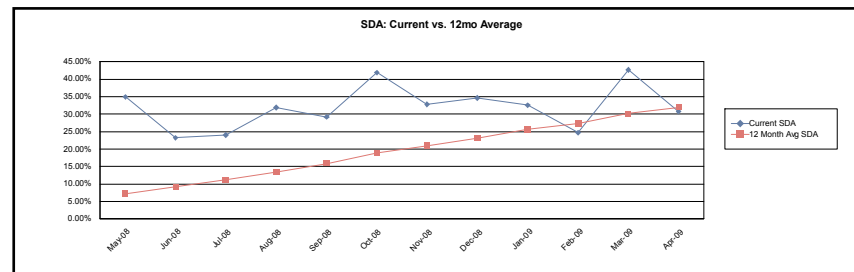
MDR

Current Month 1.671%
3 Month Average 1.737%
12 Month Average 1.421%



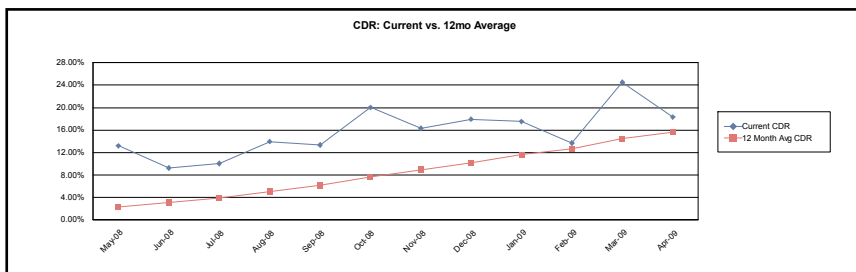
SDA

Current Month 30.804%
3 Month Average 32.705%
12 Month Average 31.933%



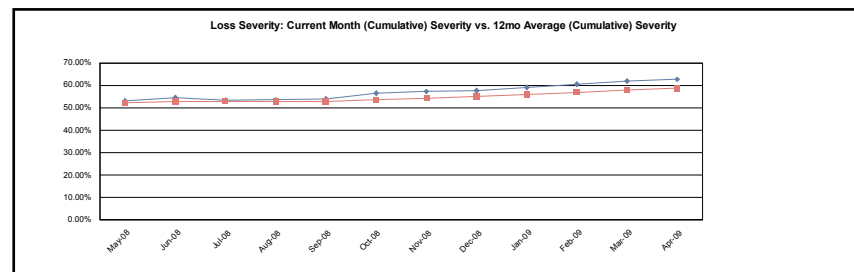
CDR

Current Month 18.305%
3 Month Average 18.852%
12 Month Average 15.683%



Loss Severity

Current Month (Cumulative) 62.746%
3 Month Average (Cumulative) 61.756%
12 Month Average (Cumulative) 57.064%



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

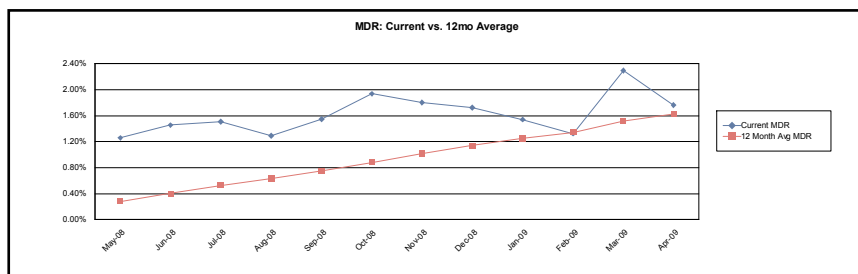
23-Apr-2009 10:47:41PM

Realized Loss Report - Collateral

2

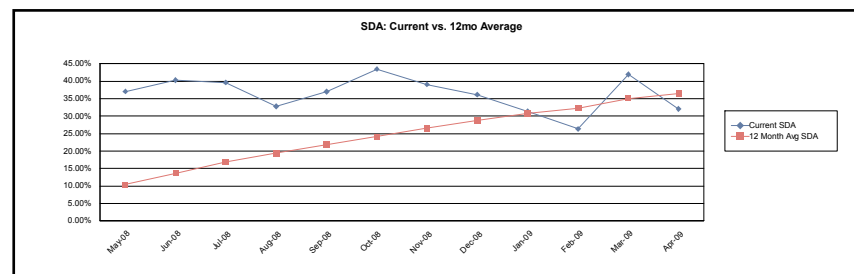
MDR

Current Month 1.765%
3 Month Average 1.794%
12 Month Average 1.621%



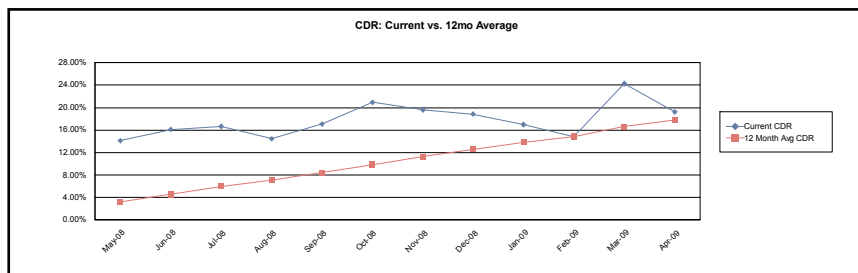
SDA

Current Month 32.108%
3 Month Average 33.447%
12 Month Average 36.424%



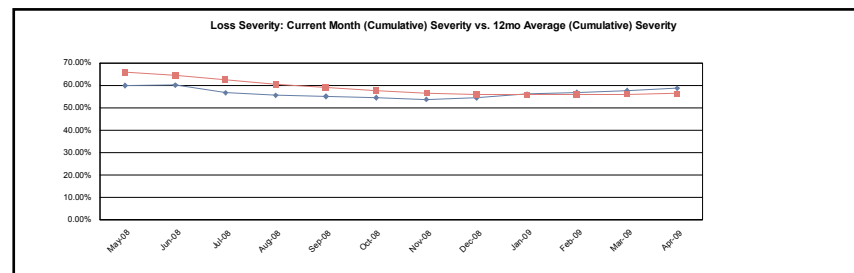
CDR

Current Month 19.241%
3 Month Average 19.442%
12 Month Average 17.761%



Loss Severity

Current Month (Cumulative) 58.728%
3 Month Average (Cumulative) 57.781%
12 Month Average (Cumulative) 56.636%



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.

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

23-Apr-2009 10:47:41PM

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	6	728,000.00	716,016.56	0	0.00	0.00	0	0.00	0.00	42	6,638,576.00	6,562,432.61	(397,600.16)
2	13	1,653,670.00	1,617,409.16	0	0.00	0.00	0	0.00	0.00	50	10,463,531.00	10,385,337.54	(391,471.44)
Total	19	2,381,670.00	2,333,425.72	0	0.00	0.00	0	0.00	0.00	92	17,102,107.00	16,947,770.15	(789,071.60)

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	0033254467	MN	81.63	01-Nov-2006	50,000.00	49,234.26	Liquidation	12	9.900%	360	29
1	0033322389	KS	75.00	01-Nov-2006	60,000.00	58,894.26	Liquidation	5	8.890%	360	29
1	0038923652	TX	80.00	01-Oct-2006	150,520.00	146,829.44	Liquidation	8	7.500%	360	30
1	0039232582	NV	80.00	01-Nov-2006	164,000.00	162,216.33	Liquidation	8	7.500%	360	29
1	0121810568	MI	80.00	01-Aug-2006	92,000.00	90,608.28	Loan Paid in Full	0	10.500%	360	32
1	0122236029	IL	20.00	01-Oct-2006	28,000.00	27,623.92	Liquidation	5	10.600%	180	30
1	0122251796	NV	20.00	01-Sep-2006	53,980.00	53,380.44	Liquidation	5	11.800%	180	31
1	0122254634	CA	74.22	01-Oct-2006	380,000.00	376,022.93	Liquidation	12	8.000%	360	30
1	0122254907	FL	20.00	01-Oct-2006	24,867.00	24,623.50	Liquidation	5	11.800%	180	30
1	0122259625	NV	80.00	01-Sep-2006	210,000.00	210,000.00	Liquidation	19	8.625%	360	31
1	0122266257	AZ	66.00	01-Oct-2006	132,660.00	131,235.70	Liquidation	13	8.375%	360	30
1	0122269772	IL	79.91	01-Oct-2006	350,000.00	343,355.70	Liquidation	20	9.000%	360	30
1	0122270721	AZ	20.00	01-Oct-2006	53,800.00	53,028.50	Liquidation	6	10.350%	180	30
1	0122271026	CA	64.48	01-Oct-2006	216,000.00	213,412.06	Liquidation	14	8.625%	360	30
1	0122272164	WA	80.00	01-Oct-2006	157,600.00	157,600.00	Liquidation	8	8.500%	360	30
1	0122512304	MS	90.00	01-Sep-2006	45,000.00	44,501.77	Liquidation	12	11.850%	360	31
1	0122521495	IL	73.33	01-Oct-2006	99,000.00	96,564.89	Loan Paid in Full	0	7.650%	360	30
1	0122523319	CA	66.62	01-Oct-2006	256,500.00	249,530.63	Liquidation	14	7.750%	360	30
1	0122523533	OR	90.00	01-Oct-2006	130,500.00	127,961.36	Loan Paid in Full	0	8.875%	360	30
1	0122703267	CA	65.00	01-Nov-2006	269,750.00	267,660.37	Liquidation	15	9.250%	360	29
1	0122705957	IL	80.00	01-Nov-2006	186,400.00	186,400.00	Liquidation	22	8.963%	360	29
1	0122707177	CA	76.81	01-Nov-2006	265,000.00	262,156.13	Liquidation	9	9.000%	360	29
1	0122707391	CA	50.00	01-Nov-2006	100,000.00	99,216.41	Loan Paid in Full	9	9.000%	360	29
1	0122707979	CA	90.00	01-Nov-2006	222,300.00	222,299.03	Liquidation	15	9.900%	360	29
1	0122708456	FL	80.00	01-Nov-2006	200,000.00	198,104.17	Liquidation	(1)	8.000%	360	29

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

23-Apr-2009 10:47:41PM

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	0122713787	CA	70.00	01-Nov-2006	196,000.00	190,940.53	Liquidation	12	7.200%	360	29
1	0122715444	MI	20.00	01-Nov-2006	40,000.00	39,608.97	Liquidation	6	11.900%	180	29
1	0122715477	MI	57.14	01-Nov-2006	40,000.00	39,594.50	Liquidation	19	10.625%	360	29
1	0122716368	CT	95.00	01-Nov-2006	237,500.00	236,420.28	Liquidation	20	10.300%	360	29
1	0122717531	GA	90.00	01-Nov-2006	157,500.00	154,458.54	Liquidation	18	8.725%	360	29
1	0122718539	NV	75.00	01-Oct-2006	200,250.00	197,935.55	Liquidation	9	8.000%	360	30
1	0122721756	FL	15.00	01-Nov-2006	33,749.00	33,415.02	Liquidation	5	11.250%	180	29
1	0122721921	IL	85.00	01-Nov-2006	140,250.00	138,147.80	Liquidation	18	8.990%	360	29
1	0122723034	MN	80.00	01-Nov-2006	200,000.00	196,303.78	Liquidation	13	8.950%	360	29
1	0122729098	AZ	85.00	01-Nov-2006	178,500.00	177,190.24	Liquidation	12	9.000%	360	29
1	0122729700	OR	80.00	01-Nov-2006	192,000.00	187,242.62	Liquidation	16	9.125%	360	29
1	0122731383	IL	20.00	01-Oct-2006	33,800.00	33,493.73	Liquidation	5	12.450%	180	30
1	0122733058	CA	87.00	01-Nov-2006	369,750.00	367,031.36	Liquidation	20	9.000%	360	29
1	0122734098	MI	100.00	01-Nov-2006	80,000.00	79,146.14	Liquidation	18	10.450%	360	29
1	0122736192	UT	20.00	01-Nov-2006	30,800.00	30,601.61	Liquidation	8	11.900%	180	29
1	0122737638	CA	60.28	01-Nov-2006	214,000.00	212,153.64	Liquidation	16	8.338%	360	29
1	0122737687	CA	74.12	01-Nov-2006	315,000.00	311,575.91	Liquidation	15	9.875%	360	29
1	0122738131	CA	90.00	01-Nov-2006	191,700.00	190,154.88	Liquidation	10	9.000%	360	29
1	0122741614	AZ	80.00	01-Oct-2006	142,400.00	139,156.46	Liquidation	21	8.125%	360	30
1	0122744410	IL	92.33	01-Nov-2006	198,500.00	194,071.69	Loan Paid in Full	0	7.975%	360	29
1	0122746225	PA	20.00	01-Nov-2006	55,000.00	54,618.25	Liquidation	5	12.500%	180	29
1	0122941024	MI	95.00	01-Nov-2006	114,000.00	112,464.43	Liquidation	5	9.950%	360	29
1	0122941339	FL	67.50	01-Dec-2006	108,000.00	107,167.47	Loan Paid in Full	0	8.875%	360	28
2	0033138439	AZ	95.00	01-Oct-2006	194,750.00	194,750.00	Liquidation	7	8.250%	360	30
2	0038967915	TX	80.00	01-Oct-2006	240,000.00	234,352.74	Liquidation	13	8.500%	360	30
2	0039041710	IL	100.00	01-Nov-2006	270,000.00	267,867.02	Liquidation	19	9.375%	360	29
2	0039249040	FL	80.00	01-Dec-2006	206,320.00	204,438.72	Loan Paid in Full	0	9.500%	360	28
2	0039286919	CA	80.00	01-Dec-2006	344,000.00	343,894.29	Liquidation	12	7.375%	360	28
2	0122241771	CA	20.00	01-Oct-2006	56,000.00	55,408.07	Liquidation	5	11.650%	180	30
2	0122247315	MI	76.29	01-Oct-2006	44,250.00	43,479.09	Liquidation	8	9.200%	360	30
2	0122249063	CT	20.00	01-Oct-2006	37,380.00	37,069.08	Liquidation	5	12.850%	180	30
2	0122250418	NY	100.00	01-Sep-2006	150,000.00	143,368.62	Loan Paid in Full	0	7.975%	360	31
2	0122252182	NV	80.00	01-Oct-2006	292,000.00	292,000.00	Liquidation	18	7.875%	360	30
2	0122257439	MN	93.39	01-Oct-2006	579,000.00	573,837.06	Liquidation	26	8.350%	360	30
2	0122257496	MN	90.00	01-Oct-2006	108,000.00	107,209.54	Liquidation	19	9.050%	360	30
2	0122257801	MN	90.00	01-Oct-2006	220,500.00	216,293.53	Liquidation	21	8.975%	360	30
2	0122261340	CA	80.00	01-Oct-2006	332,000.00	332,000.00	Liquidation	13	8.375%	360	30
2	0122274038	CA	64.51	01-Oct-2006	429,000.00	425,212.10	Liquidation	9	8.625%	360	30
2	0122275209	FL	20.00	01-Oct-2006	49,980.00	49,416.82	Liquidation	5	11.025%	180	30
2	0122275472	UT	85.00	01-Oct-2006	80,750.00	80,165.66	Loan Paid in Full	0	9.300%	360	30

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

23-Apr-2009 10:47:41PM

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
2	0122277122	CA	20.00	01-Sep-2006	170,000.00	167,701.15	Liquidation	5	10.700%	180	31
2	0122277338	CA	85.00	01-Sep-2006	510,000.00	505,444.00	Liquidation	13	8.350%	360	31
2	0122277692	CA	20.00	01-Oct-2006	43,000.00	41,573.39	Liquidation	9	12.600%	180	30
2	0122323249	IL	20.00	01-Oct-2006	72,549.00	72,042.83	Liquidation	5	12.900%	180	30
2	0122324825	CA	20.00	01-Oct-2006	88,000.00	87,227.68	Liquidation	5	12.025%	180	30
2	0122514177	UT	90.00	01-Oct-2006	61,200.00	55,841.15	Loan Paid in Full	0	9.625%	180	30
2	0122514359	CA	73.94	01-Aug-2006	525,000.00	524,650.00	Liquidation	18	6.050%	360	32
2	0122514441	PA	81.62	01-Oct-2006	111,000.00	109,968.92	Loan Paid in Full	1	8.250%	480	30
2	0122518988	TX	80.00	01-Sep-2006	155,200.00	151,133.85	Loan Paid in Full	0	7.500%	360	31
2	0122523749	TN	89.41	01-Oct-2006	76,000.00	74,659.35	Liquidation	19	9.430%	360	30
2	0122523848	OR	74.28	01-Oct-2006	205,000.00	194,437.67	Loan Paid in Full	0	6.250%	360	30
2	0122524150	AZ	90.00	01-Oct-2006	256,500.00	250,608.62	Liquidation	15	7.875%	360	30
2	0122703143	CA	80.00	01-Nov-2006	284,000.00	284,000.00	Liquidation	16	9.375%	360	29
2	0122703176	CA	95.00	01-Nov-2006	494,000.00	490,095.75	Liquidation	14	8.650%	360	29
2	0122707227	CO	90.00	01-Nov-2006	148,500.00	147,433.07	Liquidation	16	9.125%	360	29
2	0122710239	NJ	85.00	01-Oct-2006	450,500.00	450,500.00	Liquidation	20	9.150%	360	30
2	0122715808	MI	100.00	01-Nov-2006	78,000.00	77,477.57	Liquidation	20	11.450%	360	29
2	0122718679	NV	80.00	01-Nov-2006	227,920.00	227,783.33	Liquidation	9	9.500%	360	29
2	0122720048	CA	20.00	01-Nov-2006	115,000.00	113,774.08	Liquidation	5	11.450%	180	29
2	0122721632	FL	90.00	01-Nov-2006	212,400.00	208,239.32	Liquidation	26	8.050%	360	29
2	0122722192	OH	90.00	01-Nov-2006	79,200.00	77,827.36	Liquidation	25	8.250%	360	29
2	0122725658	CA	90.00	01-Nov-2006	463,500.00	459,080.47	Liquidation	17	9.000%	360	29
2	0122725831	NJ	64.94	01-Nov-2006	150,000.00	148,441.19	Loan Paid in Full	0	9.250%	360	29
2	0122726896	GA	20.00	01-Nov-2006	66,944.00	66,334.32	Liquidation	5	11.975%	180	29
2	0122729403	AZ	80.00	01-Nov-2006	201,197.00	200,225.76	Liquidation	10	9.125%	360	29
2	0122733355	WA	80.00	01-Nov-2006	248,800.00	247,804.41	Loan Paid in Full	0	9.375%	360	29
2	0122733363	WA	20.00	01-Nov-2006	62,200.00	61,487.61	Loan Paid in Full	0	11.550%	180	29
2	0122734049	MI	20.00	01-Oct-2006	51,000.00	50,447.97	Liquidation	5	11.600%	180	30
2	0122735533	CA	95.00	01-Nov-2006	603,250.00	603,245.18	Liquidation	10	9.000%	360	29
2	0122736119	UT	75.00	01-Nov-2006	25,500.00	25,168.71	Loan Paid in Full	0	11.600%	360	29
2	0122736986	UT	80.00	01-Nov-2006	160,000.00	156,955.23	Liquidation	16	8.800%	360	29
2	0122737620	CA	20.00	01-Nov-2006	155,451.00	153,064.03	Liquidation	7	10.150%	180	29
2	0122738115	CA	80.00	01-Nov-2006	231,200.00	230,020.06	Liquidation	25	9.125%	360	29
2	0122738321	AR	90.00	01-Nov-2006	92,700.00	91,222.64	Loan Paid in Full	0	9.700%	360	29
2	0122738495	CA	20.00	01-Nov-2006	60,000.00	59,493.89	Liquidation	5	12.600%	180	29
2	0122739246	MO	85.00	01-Nov-2006	78,200.00	76,915.82	Liquidation	9	9.550%	360	29
2	0122742679	CA	80.00	01-Nov-2006	176,000.00	175,346.44	Liquidation	10	9.625%	360	29
2	0122743024	CA	20.00	01-Nov-2006	74,000.00	73,094.73	Liquidation	5	10.425%	180	29
2	0122743917	IL	80.00	01-Nov-2006	240,000.00	237,545.84	Liquidation	15	8.125%	360	29
2	0122744519	NV	85.00	01-Nov-2006	208,250.00	207,001.48	Liquidation	10	9.765%	360	29

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

23-Apr-2009 10:47:41PM

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
2	0122747595	MD	20.00	01-Nov-2006	126,060.00	124,733.35	Liquidation	5	10.950%	180	29
2	0122904667	IL	80.77	01-Dec-2006	105,000.00	102,877.51	Loan Paid in Full	0	9.000%	360	28
2	0122906191	IL	85.00	01-Dec-2006	191,250.00	188,853.25	Liquidation	13	10.700%	360	28
2	0122906456	AZ	71.90	01-Dec-2006	142,000.00	140,686.93	Liquidation	19	10.125%	360	28
2	0122907439	NY	20.00	01-Dec-2006	100,000.00	99,092.35	Liquidation	5	12.400%	180	28
2	0122940869	CA	20.00	01-Dec-2006	107,800.00	106,552.93	Liquidation	5	11.500%	180	28

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

23-Apr-2009 10:47:41PM

Prepayment Penalty Detail - Prepayment Penalty Paid during Current Period

Summary	Loan Count	Prior Balance	Prepayment Penalty Amount	Prepayment Penalty Waived
1	1	90,656.59	907.04	0.00
2	4	512,000.18	15,111.01	0.00
Total	5	602,656.77	16,018.05	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
1	0121810568	03/20/2009	90,656.59	907.04	0.00
2	0122514177	03/17/2009	56,035.39	2,116.92	0.00
2	0122514441	03/18/2009	110,005.32	3,626.41	0.00
2	0122518988	03/31/2009	151,273.57	4,508.75	0.00
2	0122523848	03/17/2009	194,685.90	4,858.93	0.00

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

Prepayment Rates

Summary

SMM

Current Month	1.885%
3 Month Average	1.930%
12 Month Average	2.512%

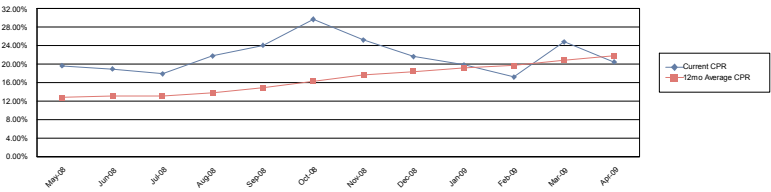
CPR

Current Month	20.416%
3 Month Average	20.798%
12 Month Average	21.739%

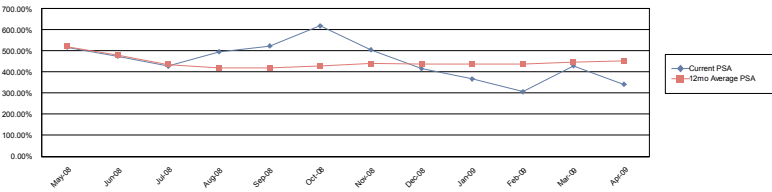
PSA

Current Month	341.829%
3 Month Average	359.316%
12 Month Average	451.219%

CPR: Current vs 12mo Average



PSA: Current vs. 12mo Average



1

SMM

Current Month	1.752%
3 Month Average	1.877%
12 Month Average	2.415%

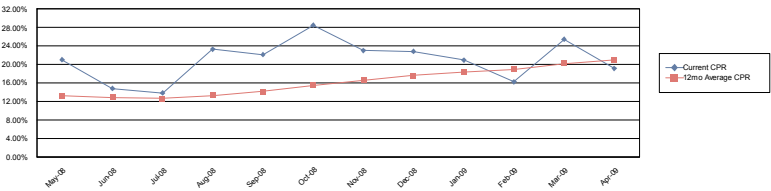
CPR

Current Month	19.111%
3 Month Average	20.257%
12 Month Average	20.907%

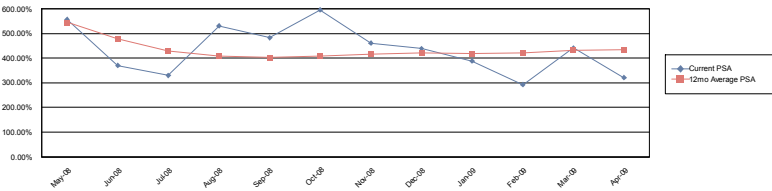
PSA

Current Month	321.591%
3 Month Average	351.836%
12 Month Average	434.314%

CPR: Current vs 12mo Average



PSA: Current vs. 12mo Average



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

Prepayment Rates

2

SMM

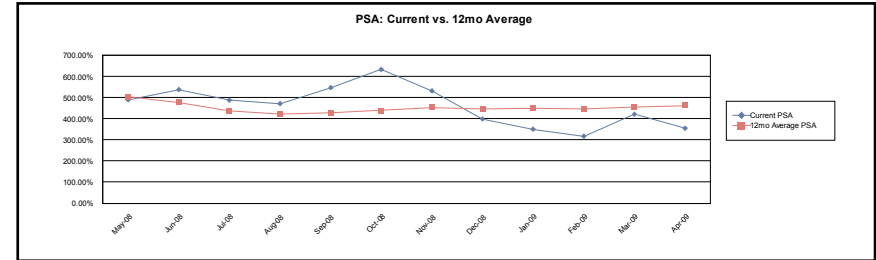
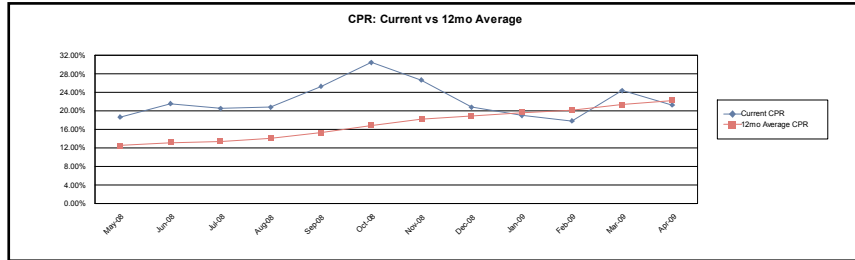
Current Month 1.974%
3 Month Average 1.965%
12 Month Average 2.576%

CPR

Current Month 21.277%
3 Month Average 21.153%
12 Month Average 22.260%

PSA

Current Month 355.044%
3 Month Average 364.142%
12 Month Average 461.638%



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
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

Modifications						
Loan Number	Beginning Scheduled Balance	Current Scheduled Balance	Prior Rate	Modified Rate	Prior Payment	Modified Payment
0033183914	181,031.65	183,684.80	9.250%	5.040%	1,517.10	1,031.18
0033282997	195,067.27	212,102.45	9.875%	7.875%	1,719.33	1,573.67
0037895679	73,996.90	84,691.25	8.000%	8.000%	557.67	643.18
0038753109	71,933.88	87,785.39	9.125%	9.000%	593.96	727.44
0121807267	198,490.92	206,548.07	7.875%	3.750%	1,302.60	620.28
0121809149	121,237.36	122,141.40	8.250%	6.375%	887.41	644.07
0121809537	192,000.00	199,349.58	6.500%	3.625%	1,040.00	580.00
0121814115	97,858.30	101,341.57	9.625%	5.125%	846.51	417.94
0121815450	343,665.14	359,564.39	7.475%	7.000%	2,460.33	2,004.71
0122240807	347,522.52	382,391.76	8.250%	6.000%	2,504.76	2,374.44
0122241094	218,248.39	247,484.66	9.125%	4.000%	1,716.37	1,132.10
0122242498	213,439.64	227,133.57	8.550%	5.000%	1,683.62	1,277.76
0122243538	191,979.14	212,997.13	9.125%	6.500%	1,590.41	1,388.53
0122244692	298,909.84	313,419.02	6.300%	3.250%	1,569.28	1,443.21
0122251119	137,861.10	151,681.61	9.125%	6.900%	1,084.18	1,028.05
0122253982	311,917.40	335,540.41	6.990%	3.070%	1,816.92	1,509.83
0122267248	195,452.17	210,064.68	8.000%	5.250%	1,466.72	1,205.80
0122270846	182,206.54	190,988.21	9.000%	5.750%	1,415.60	1,154.75
0122324379	162,483.30	173,693.36	9.000%	7.000%	1,332.46	1,188.59
0122324387	40,905.98	42,907.08	11.450%	11.450%	408.41	428.23
0122511900	133,646.68	138,682.40	8.800%	8.000%	1,078.73	890.98
0122512478	165,870.03	170,728.72	7.900%	7.900%	1,235.57	1,235.57
0122514979	264,057.22	269,552.30	6.875%	5.625%	1,783.56	1,237.77
0122517675	250,385.66	265,561.61	7.625%	6.000%	1,815.49	1,647.01
0122519036	58,085.93	64,306.12	8.875%	8.875%	545.72	606.60
0122519713	139,175.28	146,528.76	7.250%	5.250%	975.51	608.89
0122703515	267,985.14	268,834.38	9.000%	3.040%	2,082.68	1,206.97
0122705312	83,121.97	85,024.46	9.000%	5.625%	680.82	508.34
0122706468	434,604.21	447,910.09	7.150%	5.500%	2,679.67	2,635.74
0122710189	408,500.00	468,039.76	9.375%	6.500%	3,191.41	3,047.82
0122712003	112,944.43	117,474.00	9.000%	8.000%	877.26	881.55
0122712094	112,074.50	117,273.21	8.500%	6.200%	828.77	741.24
0122712235	192,586.51	195,795.56	8.000%	5.000%	1,351.42	1,094.54
0122713654	123,230.43	124,845.46	7.990%	7.125%	868.21	863.71
0122715733	83,391.15	88,080.59	9.325%	7.325%	703.90	626.24
0122716350	261,670.22	274,860.36	9.000%	7.875%	2,143.22	2,039.29
0122719750	323,887.34	339,937.71	9.375%	5.000%	2,530.37	1,827.07
0122723166	243,753.76	264,398.96	7.275%	5.275%	1,581.31	1,519.62
0122723216	224,000.00	225,770.55	8.500%	6.500%	1,586.67	1,470.33

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

23-Apr-2009 10:47:41PM

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

Modifications						
Loan Number	Beginning Scheduled Balance	Current Scheduled Balance	Prior Rate	Modified Rate	Prior Payment	Modified Payment
0122723224	55,379.86	55,706.17	11.600%	7.000%	558.84	558.27
0122723703	138,057.52	149,417.12	10.200%	7.875%	1,249.34	1,108.58
0122724297	576,577.67	604,422.52	9.250%	5.125%	4,588.21	3,419.20
0122726987	207,920.00	231,218.67	8.200%	7.000%	1,420.79	1,581.99
0122729668	146,280.46	151,466.26	9.000%	5.000%	1,136.18	845.50
0122732274	40,855.04	44,366.72	11.990%	5.250%	423.27	254.32
0122733199	247,881.30	252,042.03	8.400%	4.500%	1,813.75	1,334.73
0122735210	129,275.14	135,276.06	8.525%	8.000%	1,017.31	1,015.15
0122738990	184,300.00	203,439.79	9.850%	6.000%	1,512.80	1,261.73
0122905102	211,027.70	230,678.99	9.075%	7.075%	1,651.43	1,588.31
0122907199	297,461.09	327,284.47	9.875%	7.990%	2,510.16	2,400.83
0122940844	267,783.95	285,928.49	6.900%	6.375%	1,664.44	1,672.29
0122940927	178,116.26	178,121.75	9.600%	6.125%	1,430.46	1,009.76

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

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				

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

23-Apr-2009 10:47:41PM

Interest Rate Stratification

Current Interest Rate Range (%)		Summary			1			2		
		Number Of Loans	Outstanding Scheduled Balance(\$)	Percentage Of Balance(%)	Number Of Loans	Outstanding Scheduled Balance(\$)	Percentage Of Balance(%)	Number Of Loans	Outstanding Scheduled Balance(\$)	Percentage Of Balance(%)
< 1.000		0	0.00	0.000	0	0.00	0.000	0	0.00	0.000
1.000	1.499	0	0.00	0.000	0	0.00	0.000	0	0.00	0.000
1.500	1.999	0	0.00	0.000	0	0.00	0.000	0	0.00	0.000
2.000	2.499	1	70,713.62	0.007	1	70,713.62	0.018	0	0.00	0.000
2.500	2.999	1	253,329.51	0.026	0	0.00	0.000	1	253,329.51	0.044
3.000	3.499	3	917,793.81	0.095	1	313,419.02	0.081	2	604,374.79	0.105
3.500	3.999	5	1,094,722.06	0.114	2	615,059.31	0.159	3	479,662.75	0.083
4.000	4.499	11	2,973,877.83	0.309	3	629,493.04	0.163	8	2,344,384.79	0.407
4.500	4.999	11	3,337,228.15	0.347	3	497,039.51	0.129	8	2,840,188.64	0.493
5.000	5.499	34	7,884,607.94	0.819	15	2,848,834.88	0.739	19	5,035,773.06	0.874
5.500	5.999	32	9,490,498.72	0.986	16	3,945,348.55	1.023	16	5,545,150.17	0.962
6.000	6.499	216	70,075,243.31	7.283	60	17,345,287.91	4.497	156	52,729,955.40	9.147
6.500	6.999	371	104,174,842.63	10.827	145	35,897,584.79	9.307	226	68,277,257.84	11.844
7.000	7.499	342	81,036,366.94	8.422	164	33,906,808.54	8.791	178	47,129,558.40	8.176
7.500	7.999	560	128,140,043.16	13.318	267	53,896,131.32	13.973	293	74,243,911.84	12.879
8.000	8.499	659	151,900,994.31	15.787	322	63,964,658.77	16.583	337	87,936,335.54	15.255
8.500	8.999	619	126,241,695.60	13.120	304	54,742,174.33	14.192	315	71,499,521.27	12.403
9.000	9.499	695	150,506,040.57	15.642	351	68,702,724.69	17.812	344	81,803,315.88	14.191
9.500	9.999	395	70,466,831.97	7.324	165	25,752,054.75	6.676	230	44,714,777.22	7.757
10.000	10.499	150	19,643,232.85	2.042	67	7,820,751.37	2.028	83	11,822,481.48	2.051
10.500	10.999	151	16,157,472.33	1.679	77	6,936,804.09	1.798	74	9,220,668.24	1.600
11.000	11.499	81	6,753,271.47	0.702	48	3,306,526.40	0.857	33	3,446,745.07	0.598
11.500	11.999	104	6,495,274.38	0.675	53	2,627,934.67	0.681	51	3,867,339.71	0.671
12.000	12.499	57	3,326,843.45	0.346	26	1,316,074.43	0.341	31	2,010,769.02	0.349
12.500	12.999	26	1,183,322.33	0.123	13	581,216.66	0.151	13	602,105.67	0.104
13.000	13.499	0	0.00	0.000	0	0.00	0.000	0	0.00	0.000
13.500	13.999	0	0.00	0.000	0	0.00	0.000	0	0.00	0.000
14.000	14.499	1	49,655.55	0.005	0	0.00	0.000	1	49,655.55	0.009
14.500	14.999	0	0.00	0.000	0	0.00	0.000	0	0.00	0.000
>= 15.000		0	0.00	0.000	0	0.00	0.000	0	0.00	0.000
Total		4,525	962,173,902.49	100.000	2,103	385,716,640.65	100.000	2,422	576,457,261.84	100.000

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

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.