Residential Funding Mortgage Securities II, Inc.
Home Loan Trust
Series 2006-HI4
Ditech Financial LLC as Master Servicer

Period Ending: 5/31/2019
Determination Date: 6/20/2019
Payment Date: 6/25/2019

Monthly Report

Notes Class	CUSIP#	Record Date	Note Rate	Libor Rate	Note Margin	Pass Through Rate	Original Note Balance	Beginning Note Balance	BOM Pool Factor	Remaining Note Balance	EOM Pool Factor
A-1	43718MAA2	06/24/19		2.42975%	0.100%	2.52975%	117,711,000.00	0.00	0.00%	0.00	0.00%
A-2	43718MAB0	05/31/19	5.4500%	N/A	N/A	5.45000%	16,628,000.00	0.00	0.00%	0.00	0.00%
A-3	43718MAC8	05/31/19	5.4400%	N/A	N/A	5.44000%	61,528,000.00	0.00	0.00%	0.00	0.00%
A-4	43718MAD6	05/31/19	5.7200%	N/A	N/A	6.22000%	76,826,000.00	33,368,982.48	43.43%	32,609,414.71	42.45%
Certs			0.0000%	N/A	N/A	0.00000%	820,055.43	0.00	0.00%	0.00	0.00%
					Total Certificate Principal Balance			33,368,982.48	12.20%	32,609,414.71	11.92%

Current Period WAC:	10.976%	Total Pool Principal Balance:	21,259,546.46	20,532,518.46
Weighted Average Net Loan Rate:	10.101%			
Current Period WAM:	126.39			

1. RECAP OF POOL

	Beginning Pool Balance	Regular Principal Reduction	Partial Principal Prepayments	Principal Prepayments in Full	Liquidated Loans	Principal Charged Off	Principal Modifications	Repurchased Loans**	Total Principal Substituted Loans	Remaining Remittance Amount	Pool Balance
Pool	21,259,546.46	151,487.70	22,704.11	552,836.19	0.00	0.00	0.00	0.00	0.00	727,028.00	20,532,518.46
Total	21,259,546.46	151,487.70	22,704.11	552,836.19	0.00	0.00	0.00	0.00	0.00	727,028.00	20,532,518.46
Count	699			14	0	0		0	0		685

2. COLLECTIONS

	Principal	Interest	Total
Regular Payments	151,487.70	190,952.65	342,440.35
Principal Prepayment Amounts	575,540.30	5,691.23	581,231.53
Prepayment Penalties	0.00	0.00	0.00
Liquidation Proceeds	3,392.78	0.00	3,392.78
Post Liquidation Recoveries	0.00	16,640.11	16,640.11
Substitution Adjustment Amounts	0.00	0.00	0.00
Derivative Payment	0.00	0.00	0.00
Less: Servicer Advance Reimbursem	0.00	(1,564.20)	(1,564.20)
Less: Master Servicing Fee	0.00	(1,417.30)	(1,417.30)
Less: Subservicing Fee	0.00	(8,858.14)	(8,858.14)
Additional Cash Collected	0.00	665.20	665.20
Total Cash Collected	730,420.78	202,109.55	932,530.33
Available Distribution Amount:	730,420.78	202,109.55	932,530.33

3. DISTRIBUTIONS / 4. ALLOCATED LOSSES

Certificate Class	Interest Distribution	Per $1,000 Original	Principal Distribution	Per $1,000 Original	Total Distribution	Current Allocated Liquidation Loss Amounts	Previous Allocated Liquidation Loss Amounts	Subsequent Recoveries	Total Allocated Loss Amounts	Remaining Accrued Interest Shortfall Amounts	Civil Relief Act Shortfall Allocated	Remaining Certificate Balance
A-1	0.00	0.00000000	0.00	0.00000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-2	0.00	0.00000000	0.00	0.00000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-3	0.00	0.00000000	0.00	0.00000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-4	172,962.56	2.25135449	759,567.77	9.88685823	932,530.33	0.00	0.00	0.00	0.00	0.00	0.00	32,609,414.71
Certs	0.00	0.00000000	0.00	0.00000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals	172,962.56		759,567.77		932,530.33	0.00	0.00	0.00	0.00	0.00	0.00	32,609,414.71

Total Bond Distribution	932,530.33
Excess Spread:	29,146.99
Total Distribution Amount:	932,530.33

5. Outstanding Reserve Amount

Beginning Reserve Amount	Reserve Release Amount	Reserve Increase Amount	Ending Reserve Amount	Reserve Amount Target	Reserve Amount Deficiency
(12,109,436.02)	0.00	32,539.77	(12,076,896.25)	16,000,513.75	28,077,410.00

6. DELINQUENCY INFORMATION

7. LOAN MODIFICATION SUMMARY

Residential Funding Mortgage Securities II, Inc.
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Total Pool

Days Delinquent	# of Contracts	Principal Balance
30-59	72	1,949,676.78
60-89	14	399,727.01
90-119	7	165,605.85
120-149	2	41,373.75
150-179	1	10,492.40
180 or more	3	70,651.80
Total Delinquent	99	2,637,527.59

Total Foreclosure	0	0.00	
Total REO	0	0.00	
Total Bankruptcy	11	334,117.53	(Bankruptcy included in above delinquency if applicable)

Current Month Loan Modifications - Count	0
Current Month Loan Modifications - Balance	0.00
Active Loan Modifications To Date - Count	25
Active Loan Modifications To Date - Balance	1,146,187.11

8. LIQUIDATION LOSSES

Beginning Cumulative Liquidation Loss Amount	90,383,645.05		
Current Month Liquidation Amount	(0.00)	Beginning Cumulative Recovery Amount	8,867,644.01
Current Month Liquidation Proceeds	20,032.89	Current Month Recovery Amount	20,032.89
Ending Cumulative Liquidation Loss Amount	90,363,612.16	Ending Cumulative Recovery Amount	8,887,676.90
Cumulative Liquidation Loss Percentage	33.04%		

9. CREDIT ENHANCEMENT POLICY

A settlement was reached with the Credit Enhancer and the Policy is terminated. Please refer to Section III of the Notice to Investors from the Trustee.

10. TRIGGER ANALYSIS

Trigger Test Name	Description of Test	Test Value	Threshold Value	Trigger Test Result
Stepdown Date - Clause (x)	Payment Date >= 04/25/2009			Pass
Stepdown Date - Clause (y)	Pool Balance < 50% of Cut-Off Balance			Pass
Stepdown Date	Later to occur of Clause (x) and Clause (y)			Stepdown Date has occurred
Trigger Event	Agg. Liq. Loss Amt > Threshold % * Cut-off Date Bal	33.04%	14.00%	Fail
Trigger Event	6 Month Avg Liq Loss Amount >50% x 6 Mnth Avg of Excess Spread			Pass
Servicing Trigger	Agg. Liq. Loss Amt > Threshold % * Cut-off Date Bal	33.04%	26.00%	FAIL

11. MISCELLANEOUS INFORMATION SUMMARY

Current Period Service Members Civil Relief Act Interest Shortfall	Current Period Loan Modification Rate Reduction Interest Shortfall	Current Year Lien Release Loan Count	Current Year Lien Release Loan Amount	Cumulative Lien Release Loan Count	Cumulative Lien Release Loan Amount
0.00	0.00	0	0.00	0	0.00

To the Master Servicers knowledge, there are no material breaches of the Home Loan representations and warranties according to the Home Loan Purchase Agreement
Aggregate amount of recoveries on previously foreclosed loans from Sellers due to representation or warranty assigned to the Trustee, $0.00